

Proudly Representing THG's HOT CHICKEN SEEKING LOCATIONS TO LEASE



SITE REQUIREMENTS:

Type: Restaurant

Size: 1,000 - 1,600 SF

Region: GTA

Target Markets: Durham, Mississauga, Brampton, Milton, Burlington, London, Kitchen, Cambridge

Plumbing: A one inch (1") diameter (or the equivalent of 55 psi) cold water line brought to the interior of the Premises.

Gas: A twenty four inch (24") diameter gas line brought to the interior of the Premises including meter.

HVAC: Complete HVAC unit calculation 1 ton for every 200 sq.ft.

Power: A minimum 200 amp 3-phase, 120/208 V 4-wire. electrical service c/w 42 breaker panel including all disconnect switches.

Additional Requirements:

- Demising walls to have 2-hour fire rating.
- Landlord to provide and install, at no cost to the Tenant, a back door to the Premises prior to the Commencement of the Tenant's Fixturing Period.

Tenant Website:

www.thgshotchicken.com

Founded in 2011, THG's Hot Chicken was brought to life by Chef Aleem Syed, family and good friends. After serving the community for a decade in the beloved Toronto food truck, THG is expanding their famous halal fried chicken empire into their first brick-and-mortar store.

The truck travelled with Chef Aleem and his team to various events and festivals around the GTA, sweeping up prizes and awards along the way. The original menu featured just four items --one of which, a fried chicken sandwich.

Just before the pandemic, the truck was posted up in a hidden parking lot in Scarborough, where it would garner longer and longer line-ups every weekend. By offering the best Nashville fried chicken tenders in Canada, the team was able to survive a global pandemic and scrape up the cash to make THG's Hot Chicken a permanent mainstay in Toronto.



Please submit site opportunities for consideration to:

JANIS MACDOUGALL

Sales Representative

416.636.8898 EXT. 257

jmacdougall@thebehargroup.com

KELLY FARRAJ

Vice President | Sales Representative

416.636.8898 EXT. 249

kfarraj@thebehargroup.com



THE BEHAR GROUP™

**BROKERAGE & COMMERCIAL
REAL ESTATE SERVICES**

**LANDLORD
SERVICES**

**TENANT
SERVICES**

**CAPITAL
MARKETS**

**ADVISORY
SERVICES**

Head Office (Mailing Address)

1170 Sheppard Avenue West, Unit 24,
Toronto, ON M3K 2A3

Downtown Office

30 Duncan Street, Suite 201
Toronto, ON M5V 2A3

The Behar Group Realty Inc., Brokerage

Tel: 416.636.8898

Fax: 416.636.8890

www.TheBeharGroup.com

All information is from sources deemed reliable and is subject to errors and omissions which we believe to be correct and assume no responsibility. Changes of price, rental, prior sale and withdrawal without notice. None of the information contained herein is to be construed as legal or tax or other professional advice. You should consult your legal counsel, accountant, planner/architect/engineer or other advisors necessary on matters relating to this presentation.

Brokerage Duties and Representation Disclosure:

A) If you are a property owner who is represented by another Brokerage under a Landlord or Seller Representation Agreement, please have your representative contact us on your behalf. B) This marketing material is not intended to solicit clients who are represented by another brokerage or to circumvent your Listing Agreement in place. If you are not represented by another brokerage, please contact us for details on our Landlord, Tenant, Advisory and Capital Markets Services. C) This Tenant is a Client of The Behar Group Realty Inc. ("TBG") and we owe Fiduciary Duties to the Tenant, including confidentiality, full disclosure and more. Unless you are also a Client of TBG (Multiple Representation), then you are a Customer of TBG and our Representative owes you Customer Duties of Fairness, and Honesty. For more information about Working With a Commercial Realtor, please [CLICK HERE](#). D) At the earliest possible opportunity, you will be asked to acknowledge that you understand the different types of available representation and confirm said representation to all parties prior to any negotiations.