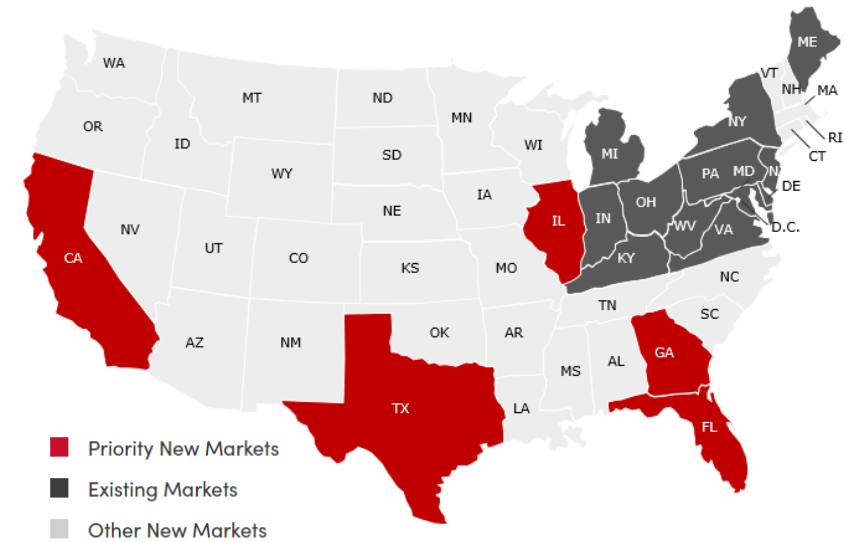


# Tim Hortons®



## Tim Hortons® is seeking sites for new U.S. locations, focusing on:

- **Existing TH markets** such as MI (Detroit, Lansing), OH (Columbus, Dayton, Cleveland, Toledo), upstate NY (Buffalo, Rochester), NJ, PA and **newer TH markets** such as TX (Houston, Dallas, Austin, San Antonio), FL (Tampa, Orlando, Broward), GA (Atlanta), IL (Chicago), SoCal

## General Site Parameters

- Drive Thru capability. Free Standing building preferred
- Standard building footprint is 1.6k sq. ft., has dining room area. Preferred lot size is 1 acre, can consider 0.7 acres
- Smallest building footprint is 0.9k sq. ft., Drive Thru only. Preferred lot size is 0.6 acres, can consider 0.4 acres
- Strong vehicle traffic, especially in the morning, sites that are “close to home and on the way to work” preferred
- Excellent visibility, signage and accessibility



## About Tim Hortons®

Founded by hockey legend Tim Horton in Canada in 1964, Tim Hortons® is now the largest QSR brand in Canada and is rapidly growing in the U.S. The iconic brand is present in more than 5,000 restaurants across more than a dozen countries. Its innovative menu includes premium coffee, hot and cold specialty drinks, fresh-baked goods, hot breakfast sandwiches and more. Tim Hortons takes pride in its brand heritage, strong franchise system, loyal guests and local community involvement

## Tim Hortons® U.S.: Contact

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Interested in becoming a Tim Hortons® franchisee in the U.S.? Visit us at:  
<https://franchising.timhortons.com/>

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# Tim Hortons®



## Detailed Site Parameters

- Standard building footprint is 1.6k sq. ft., has dining room area. Preferred lot size is 1 acre, can consider 0.7 acres (minimum preferred dimensions ~200 ft long by ~150 ft wide, but can consider as low as ~100 ft wide)  
Smallest building footprint is 0.9k sq. ft., Drive Thru only. Preferred lot size is 0.6 acres, can consider 0.4 acres
- Minimum 5-7 car stack from drive thru window to drive thru order speaker, minimum total 15 car stack
- Dedicated parking spaces 16+ (varies by jurisdiction)

## Key Preferred Characteristics

- Drive Thru capability. Free Standing building preferred, can also consider End caps
- 20k+ VPD preferred, must have strong morning traffic, preferably sites that are “close to home and on the way to work” i.e. start of morning commute
- Building face visible and facing oncoming traffic flow, prefer high-rise/pylon sign
- 2+ dedicated curb cuts (not shared)
- Right turn primary access. No median impeding other turn access
- Intersection far corner
- Stop light or stop sign
- Low speed limit and deceleration lane
- Close to highway entrance
- Limited to no coffeeshop drive thru competition in area, and especially not before site on the same route
- Municipal utilities easily available (no septic/well). Site to grade (i.e. no retaining wall)
- Median household income +/- US\$35k-US\$70k
- Retail and restaurant anchors: Suburban Walgreens and CVS, major retailers like Walmart/Lowe’s/Sam’s/Home Depot outlots
- Other:
  - High daytime density in area / high and growing population in area
  - Safe and stable neighborhood
  - No cannibalization risk to existing Tim Hortons locations

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