

Philly chicken restaurant to make NYC debut in Brooklyn

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A Philly chicken restaurant has spread its wings and migrated north.

Love & Honey Fried Chicken is set to make its New York City debut on July 23. It will occupy a 1,000-square-foot space, located at 229 Flatbush Ave. in Prospect Heights, that was formerly home to Mexican restaurant Tiny's Cantina for around five years.

The lease is 10 years with two, five-year renewal options while asking rent was \$15,000 per month.

Katz & Associates Sean Philipps and Michael Peguero represented Love & Honey Fried Chicken in this deal with the landlord, Stix Properties.

"229 Flatbush Avenue was ideal for Love and Honey Chicken's first NYC location due to a combination of factors, including its unmatched accessibility, strong landlord alignment, proximity to Barclays Center, and the efficiencies provided by a high-quality second-generation restaurant space," Peguero said in a text message. "With its history as a thriving QSR corridor and its connection to one of Brooklyn's busiest entertainment and retail districts, Flatbush Avenue provided the perfect platform for the brand's New York expansion."

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Love & Honey Fried Chicken, which was founded by chefs Laura and Todd Lyons in Philadelphia in 2017, was recognized by *Philadelphia* magazine in 2018 for having the city's best fried chicken while last year the Food Network singled the restaurant out as the best in Pennsylvania for fried chicken.

The restaurant is known for its brined, hand-dredged, and fried to order chicken as well as its made-from-scratch sauces. This will be the restaurant's sixth location overall with four of them in Pennsylvania and another in Rhode Island.

"Since launching franchising, our average unit volume has climbed from nearly \$1.48 million in 2022 to \$2 million in 2025," the Lyons said in an emailed statement. "That steady growth is what gave us the confidence to bring Love and Honey Fried Chicken to Brooklyn."