



INFORMATION FOR RELEASE

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H.G. HILL REALTY & SOUTHEAST VENTURE'S 12SOUTH FLATS RETAIL SPACE ALMOST FULLY LEASED

Pre-leasing for residential units begins May 15, 2013

NASHVILLE, Tenn. May 14, 2013 – Retail space in 12South Flats, the mixed-use development project by H.G. Hill Realty Company and Southeast Venture in the 12 South neighborhood, is 85 percent leased, well ahead of the property's late summer construction completion date.

New retailers investing in the area include:

- **Josephine**: An original restaurant concept from current neighborhood proprietor Miranda Whitcomb Pontes that will highlight old school cooking techniques, emphasize proteins and utilize relationships that Pontes has with her current vendors at Burger Up. Josephine will occupy 3,163 square feet in the end cap of the development closest to the 12 South Taproom & Grill.
- **Emerson Grace**: A high-end clothing store that will be unique to Nashville, Emerson Grace is a new concept developed by the owners of [Therapy Pasadena](#), which has multiple locations in Pasadena, Calif. and Portland, Ore. The store will inhabit 2,529 square feet of space in the northern portion of the development.
- **Jeni's Splendid Ice Cream**: One of Nashvillians favorite spots for a cold treat, Jeni's Splendid Ice Cream will open its second Nashville location in 1,531 square feet next to Josephine.
- **Cadeau Gifts**: A place to shop for unique gifts, home décor and furnishings, Cadeau Gifts is owned by Frannie Preston Daughrity and Catherine Rector. They

currently operate one location in Columbia, Tenn. and will lease 1,083 square feet for their new Nashville location.

“These retailers were attracted to 12South Flats because of its pedestrian friendly nature. Additionally, the growth of the area over the last decade, its unique neighborhood environment and convenient location, all combine to make 12South Flats an ideal new retail space in Nashville,” said Tarek El Gammal, broker for Southeast Venture.

El Gammal and Greg Coleman are the brokers leading 12South Flats’ leasing activities. Nashville residents can expect these new retailers to begin opening their doors in fall of this year.

H.G. Hill Realty Company and Southeast Venture also announced today that pre-leasing for the residential units of 12South Flats will begin May 15. There are 82 one bedroom and eight two bedroom apartments that are available to rent. Interested parties can learn more at www.12southflats.com.

About H.G. Hill Realty Company, LLC

Since 1895, H.G. Hill Realty Company has built a legacy of service and stewardship in Middle Tennessee. Following the success of H.G. Hill Food Stores, Mr. H.G. Hill, Sr. incorporated the H.G. Hill Realty Company in 1926. After the Realty Company's organization, Mr. Hill placed most of the property he had acquired over the years into the Realty Company. When Mr. H.G. Hill, Jr. took the helm of the Hill Companies in 1942, he continued the tradition of acquiring and developing property during his 51 years as President. It was during Mr. Hill, Jr.'s tenure that the idea of neighborhood shopping centers became popular, and the H.G. Hill Realty Company began to develop a number of strip centers in the Nashville suburbs, each of which is anchored by an H.G. Hill Food Store. Since 1993 the H.G. Hill Realty Company has seen many changes take place, such as the development of unutilized or under-utilized properties, and a dramatic increase in its asset performance. For more information, visit <http://www.hghill.com>.

About Southeast Venture

Founded in 1981, Southeast Venture is a diversified commercial real estate and design services company guided by a mission of “Building Value by Valuing Relationships.” The firm provides and coordinates the delivery of brokerage, development, architectural and interior design and property management. This unique, comprehensive approach to commercial real estate offers a cost effective and efficient way of meeting its clients’ commercial real estate needs. For more information, visit SoutheastVenture.com, or find Southeast Venture on Twitter [@SEVentureCRE](https://twitter.com/SEVentureCRE).

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