



H.G. Hill Realty Company lands new tenants for Hill Center Sylvan Heights
Mixed-use project 92 percent leased; September 7 ribbon cutting



NASHVILLE, Tenn. – Aug. 29, 2016 – [H.G. Hill Realty Company](#) has signed leases with three additional tenants at Hill Center Sylvan Heights, the company’s \$50 million mixed-use project occupying roughly eight acres at the intersection of 40th Ave. North and Charlotte Ave.

My New Smile, Painting with a Twist and Champagne Nails join previously announced restaurant tenants Double Dogs Chow House, Salt & Vine, Farm Burger and The Urban Juicer, in the approximately 20,000 square feet of retail space in two buildings fronting Charlotte Avenue.

“At 92 percent leased and with the recent openings of Double Dogs and Salt & Vine being embraced by the Sylvan Heights community, we are particularly pleased with this project,” said Jimmy Granbery, chairman and CEO of H.G. Hill Realty Company. “Our residential component, Station 40, has also been well-received and we welcomed our first residents last week.”

[Station 40](#) includes a 262-unit four-story apartment building with a dozen townhomes, 14 single-family cottages and a 294-space parking garage. Apartment leasing is being managed by Lincoln Property Company and is off to a strong start with the first residents moving in on August 25.

A ceremonial ribbon cutting will be held Thursday, Sept. 7 at 4 p.m. as H.G. Hill Realty Company joins the development team, retailers and local elected officials to commemorate the opening. The development team includes Brasfield & Gorrie, Barge Cauthen & Associates, Hawkins Partners, RPM Transportation Consultants and Southeast Venture.

Retailers include:

Double Dogs Chow House, a bar and restaurant concept with existing locations in Bowling Green, Ky., Knoxville, Tenn., and locally in Hillsboro Village's Hill Center Acklen, opened its 5,400-square-foot space July 18. Created by Dan Davis, founder and owner of Rafferty's, Double Dogs features nachos and onion rings to start, an assortment of wing options, sandwiches, salads and specialty pizzas, burgers and hot dogs at affordable prices and exceptional quality. "Since opening about a month ago we have received a warm welcome from the Sylvan Heights community. We are very excited to bring our second location in Nashville to a Hill Center property," said Davis. The restaurant, which is named after two beloved dogs, was featured on the Travel Channel's Chowdown Countdown for its unique serving dish, a dog bowl.

Salt & Vine, which opened July 1, is inspired by quintessential old world bistros and neighborhood food halls. Salt & Vine will cultivate the fellowship wine brings to a community when it is shared as it's historically intended to be – at the table and among friends in its 3,900 square foot space. An approachable, come-as-you-are wine bar and kitchen, artisan market and specialty bottle shop, Salt & Vine will serve as both a resource for the Sylvan Park community and a unique destination for wine-o's city wide. "Nashville's exploding food scene is currently far outpacing our wine culture," said Owner and Certified Sommelier Mattie Jackson. "We are thrilled to be part of the budding wine community that has just begun to take shape here."

Farm Burger, founded by organic farmer and rancher Jason Mann and restaurateur George Frangos, is rooted in the philosophy of providing guests with the highest quality produce and pasture-raised meats at accessible prices in a family-friendly environment. Farm Burger's chef-driven menu features award winning, 100% grass-fed beef burgers, a variety of seasonal salads, sides, shakes, and a curated list of local and small production craft beers and wines. Farm Burger makes ethical eating easy. "We feel Nashville and the Sylvan Heights community is a perfect fit for Farm Burger," said Cofounder Jason Mann. "It has great resources in terms of our commitment to both sourcing and community engagement." The 3,050 square foot space will be Farm Burger's ninth location, with existing locations in Atlanta, GA, Berkeley and Marin, CA, Asheville, NC, and Huntsville, AL. An early September opening is planned.

The Urban Juicer anticipates a late September opening of its 1,007 square foot space (relet by Double Dogs). In addition to the freshest juice, raw smoothies and cold press cleanses and elixirs, a fast casual super food deli will be featured. "We are thrilled to be a part of Nashville's growth and are excited to meet the desire for the consumer to have healthy grab and go options wherever they

shop,” says Celeste Krenz, owner. “The new location will have even more food options for busy people with our expanded menu of beautiful take home soups, salads and cold press juice.”

My New Smile offers comprehensive general dentistry services in addition to advanced techniques Utilizing 3D CT Scan for all implant placement and restorations, cosmetic dentistry with digital smile makeover, over-dentures and fixed implant bridges. Owner and Clinical Director Dr. Peyman Raissi has extensive experience including more than 1,000 implants placed and 300 documented, completed full mouth rehabilitation. The 2,700 square foot space includes eight “operatoories,” two surgical suites, a dedicated a consultation room, and more. The practice anticipates a November 1 opening.

Painting with a Twist, a pioneer in the paint and sip industry, offers guests a unique ‘getaway’ through art. The franchise, with more than 300 locations throughout the United States, was founded in 2007. A Painting with a Twist class includes friends, paint and a “twist” with the option to BYOB. This is local entrepreneur, Teresa Johnson’s second Painting with a Twist location, with more planned. “In addition to our regular classes, we also offer private parties for corporate outings, bachelorette parties, date nights and special events. I am so excited to be part of the Sylvan Heights community,” said Johnson. Painting with a Twist will occupy 1,883 square feet and is expected to open in November.

Champagne Nails is locally owned and dedicated to personalized professional nail and skin care. Professional, experienced staff offer the latest options in nail styles with the highest level of cleanliness and sterilization. The 1,828 square-foot street-level nail bar and salon is co-owned by registered nurse Anh Le and 20-year nail salon owner, Annie Nguyen.

About H.G. Hill Realty Company, LLC

Since 1895, H.G. Hill Realty has built a legacy of service and stewardship in Middle Tennessee. Following the success of H.G. Hill Food Stores, H.G. Hill, Sr. incorporated the H.G. Hill Realty Company in 1926 and placed most of the property he had acquired over the years into the Realty Company. When H.G. Hill, Jr. took the helm in 1942, he continued the tradition of acquiring and developing property during his 51 years as president. It was during Hill, Jr.'s tenure that the idea of neighborhood shopping centers became popular, and the company began to develop a number of centers in the Nashville suburbs, each of which was anchored by an H.G. Hill Food Store. For more information, visit <http://www.hghill.com>.

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