



NEW DEVELOPMENTS

BILTMORE VILLAGE- PHASE II

- Asheville, North Carolina
- Located between two major I-40 Interchanges – Hendersonville Road (Route 25) and Sweeten Creek Road exits.
- Area is a classic planned community constructed in the late 1890's by the Vanderbilt family. It is also at the main entrance of Biltmore Estate, the Vanderbilt's 250-room chateau in the Blue Ridge Mountains – the largest non-castle in the world – that attracts over 1 million affluent tourists annually. Immediately surrounding the development is exceptional residential, including the Biltmore Forest neighborhood with some of the finest homes in North Carolina.
- The Biltmore Village district, co-designed by Richard M. Hunt (Architect) and Frederick Law Olmstead (Landscape Architect), is an existing pedestrian-friendly and is currently home to 30 shops and 10 restaurant/cafes.
- Hill Partners is developing a:
 - 26,000 square feet of new street retail and a 5,300 square foot renovation of an existing building.
 - 88 below building parking spaces.

CLEMMONS TOWN CENTER

- Greater Winton-Salem, North Carolina market in the suburb of Clemmons, NC.
- Located in the Village of Clemmons, immediately off the I-40 and Lewisville-Clemmons Road interchange in the northwest corner.
- Area has recently achieved Top 100 Growth Areas in the country.
- Hill Partners, Inc. is developing a:
 - 540,000 sq. ft. open-air lifestyle center – first lifestyle center in the greater Winston-Salem market.
 - Site approval and negotiations are underway with most of the key lifestyle center tenants that are the nucleus of successful lifestyle center – apparel, home furnishings, lifestyle and restaurant/café categories.
 - Rezoning was approved.
 - Closed on a \$6 million acquisition of Clemmons Village West. Located at the main entrance to Clemmons Town Center, the property will be integrated into the Town Center's master plan. Current tenants at the acquired property include Panera Bread Co. and Marble Slab Creamery.
 - \$100 million development.

TOWN SQUARE AT DANIEL ISLAND

- Charleston, South Carolina
- Located off I-526, at the main entrance into Daniel Island.
- Daniel Island (www.danielisland.com) is an award winning master planned community that was originally owned by the Guggenheim family as a hunting retreat. Development exploded onto the island after I-526 opened and a major exit was established onto Daniel Island in the mid 1990's.
- Surrounded by Charleston's most coveted demographics.
- Hill Partners, Inc. won a national competition coordinated by the Atlanta office of Cushman Wakefield for the Daniel Island Development Company.
- Hill Partners, Inc. is developing a:
 - 420,000 sq. ft. of destination specialty and lifestyle retail, restaurants/cafes and synergistic uses.
 - 480 units of up market, upper level "for rent" residential.
 - Mid-level hotel using the Town Square amenities.
 - \$200 million development.

THE PROMENADE AT LITCHFIELD

- Litchfield, South Carolina
- Located at the intersection of Hwy. 17 and Crooked Oaks Drive in the heart of the area's best demographics.
- Site successfully rezoned.
- Hill Partners, Inc. is developing a:
 - 60,000 sq. ft. specialty center.
 - \$15 million development with a proposed opening in Spring, 2010.
 - Jos. A. Bank Clothiers and Low Country Vision have executed leases and numerous other negotiations are being finalized.

EXISTING CENTERS

BILTMORE VILLAGE

- Asheville, North Carolina
- Located between two major I-40 Interchanges – Hendersonville Road (Route 25) and Sweeten Creek Road exits.
- Area is a classic planned community constructed in the late 1890's by the Vanderbilt family. It is also at the main entrance of Biltmore Estate, the Vanderbilt's 250-room chateau in the Blue Ridge Mountains – the largest non-castle in the world – that attracts over 1 million affluent tourists annually. Immediately surrounding the development is exceptional residential, including the Biltmore Forest neighborhood with some of the finest homes in North Carolina.
- The Biltmore Village district, co-designed by Richard M. Hunt (Architect) and Frederick Law Olmstead (Landscape Architect), is an existing pedestrian-friendly and is currently home to 30 shops and 10 restaurant/cafes.
- Hill Partners developed a:
 - 70,000 sq. ft. 3-level mixed-use development with:
 - 160 below grade parking spaces, which offers the largest concentration of parking in Biltmore Village.
 - 35,000 sq. ft. of first level retail with incredible visibility on Brook Street - leads into Biltmore Estate. Tenants include Talbots, Talbots Petites, Talbots Woman, Coldwater Creek, Chico's, Soma Intimates, Aveda and J. Crew.
 - 35,000 sq. ft. of 2nd level Class "A" office space.
 - A \$20 million development.

BAREFOOT LANDING

- North Myrtle Beach, South Carolina
- 300,000 SF seaport village in North Myrtle Beach with 120 shops, 12 restaurants, House of Blues and Alabama Theatre.
- Barefoot Landing is one of South Carolina's most visited attractions with over 7 million visitors annually.
- Adjacent to Barefoot Resort with 4 new championship golf courses by Pete Dye, Greg Norman, Davis Love III and Tom Fazio.
- Hill Partners is currently remerchandising the center:
 - Chico's, White House/Black Market and Birkenstock were recently added by Hill Partners, Inc.
 - A 7-year negotiation was recently concluded by Hill Partners, Inc. to add a 7,500 sq. ft. Ron Jon Surf Shop to the center.

VILLAGE AT SANDHILL

- Columbia, South Carolina
- Located at the intersection of Two Notch Road and Clemson Road Connector between Interstate 77 and 20 in Northeast, Columbia.
- 400,000 SF lifestyle center. Part of a 1.2 million sq. ft. hybrid center consisting of a lifestyle, power and neighborhood retail components.
- Anchored by JC Penney, Belk and Regal Cinemas.
- Hill Partners is currently leasing and handling the tenant coordination on Phase I, II and III in conjunction with Kahn Development Company.
- Tenants include Talbots, Ann Taylor Loft, Books-A-Million, Coldwater Creek, Victoria's Secret, Jos. A. Bank Clothiers, Children's Place, Gymboree and numerous others.

THE TOWN CENTER AT LEVIS COMMONS

- Perrysburg, Ohio
- Located at the intersection of I-475 and State Route 25.
- 319,000 SF lifestyle center near Toledo, Ohio with 29 stores and 9 restaurants and 8 office tenants. Premier businesses include lifestyle apparel, home furnishing, restaurant/cafe, entertainment and professional offices.
- Offers merchants and businesses regional access to the greater Toledo and northwest Ohio market.
- Hill Partners, Inc. is the lead developer. Additionally, Hill Partners is currently leasing, managing and handling the tenant coordination of phase I of the development.
- Talbots, Coldwater Creek, Ann Taylor Loft, Arhaus, Lane Bryant, Claire's Accessories, Jos. A. Bank Clothiers, Books-A-Million, Gymboree, Showcase Cinemas and numerous others have been brought to The Town Center at Levis Commons by Hill Partners, Inc.

THE OLD POST OFFICE PAVILION

- Washington, DC
- 100,000 SF specialty center. A national historic landmark building, located on Pennsylvania Avenue between the White House and the Capitol
- Offers retailers a unique mix of tourist and daytime business traffic.
- Hill Partners, Inc. is currently handling the management and leasing of this unique property.
- A variety of specialty retail shops and dining options, such as L'Artesan, Celestial Bodies, Condor Imports, Ben & Jerry's, Everything Yogurt and others have been brought to The Old Post Office Pavilion by Hill Partners, Inc.