

## HUGHES INVESTMENTS ANNOUNCES FOUR NEW TENANTS AT BRIDGEWAY STATION

**November 15, 2023** – Hughes Investments, Inc. is pleased to welcome four new tenants to BridgeWay Station: Lili + Koko Boutique + Bubbles, Jeremiah's Italian Ice, Lucille's Music and Comedy Venue, and Mercato by Dine Development Group.

Lili + Koko Boutique + Bubbles will occupy approximately 1,800 square feet of ground floor retail space on BridgeWay Boulevard. LiLi + KoKo began in March of 2021 with the mission from co-founders Lisa Suter and Courtney Thompson to offer quality, on-trend styles that are affordable for women at any life-stage. As they transition to their new location, Lisa and Courtney are set to introduce Lili + Koko Boutique + Bubbles, offering a chic and comfortable space for women to gather with their friends, while also providing them the opportunity to empower themselves and their community. Here, patrons can indulge in a champagne bar, savor artisanal charcuterie boards, and relish decadent desserts as they browse, sip, and shop.

“LiLi + KoKo offers quality clothing and accessories that are accessible no matter our customers' age or size, are easy to mix and match, and allow our customers to look and feel their best,” said Lisa. She continued, “With our move to BridgeWay Station, we will continue to provide the same great clothing and accessories we have since our inception, while also providing an in-store shopping experience that feeds the senses... We are so excited to be a part of BridgeWay Station and are looking forward to serving the Mauldin and surrounding communities.”

Jeremiah's Italian Ice will feature authentic Italian Ice, creamy soft ice cream, and gelati in a vibrant, fun atmosphere. Jeremiah's Italian Ice is the premier concept in the frozen dessert category, with over 100 locations open across the United States. The 800 square feet in BridgeWay Station will be the franchise's seventh location in South Carolina, and franchise Owners Myrol and LaKesha Frazier's second location. Their first location is 2 Ketrone Court, just off Woodruff Road. Jeremiah's Italian Ice will serve a variety of tasty flavors, including sugar free options and seasonal flavors. In addition, they will also offer catering services and special “pup cups” for canine companions. This location will allow the brand to continue to serve superior frozen treats while also providing outstanding customer service and furthering its community involvement.

“We are so excited to have the opportunity to expand into a second location in this area and contribute to the growth of this community,” said LaKesha. “Our new location will also be designed as a welcoming family-oriented destination, where families, friends, and the community can come together to savor truly delicious treats.”

BridgeWay Station will also be welcoming Lucille's Music and Comedy Venue, a revolutionary concept by MAS Ventures and Boulevard Consulting Group. Customers will be able to experience the pinnacle of entertainment at this cutting-edge venue that occupies a spacious 3,160 square feet of prime retail space. With a patio to enhance the experience, Lucille's is the ultimate destination for thrilling live music and side-splitting comedy. Boulevard Consulting Group is a well-established development and strategic planning firm. Renowned for their expertise in site selection, demographic analysis, brand development, and real estate development, they are the driving force behind this remarkable project. Not only that, they own and operate successful franchises such as Denny's, Starbucks, and The Juicy Crab across seven states. Following the triumph of Blues Boulevard Jazz venue in Spartanburg, Boulevard Consulting Group expanded to downtown Greenville in 2013. And now, a new location in Atlanta is underway. Their unparalleled knowledge and passion for the industry have allowed them to curate an exceptional space where talented pianists and musicians from across the nation will perform and deliver unforgettable live performances.

At Lucille's Music and Comedy Venue, prepare to indulge in a delectable menu of expertly crafted tapas, entrées, and specialty drinks. Lucille's culinary offerings guarantee a satisfying experience alongside the incredible entertainment. From high-quality musical talent to top-notch comedy acts, Lucille's promises customers an evening of pure enjoyment that is simply unparalleled.

Finally, Mercato by Dine Development Group will occupy 2,500 square feet on the corner of BridgeWay Boulevard and Via Corso Avenue (Main Street). This will be Dine Development's fourth retail space at

BridgeWay Station, complementing its other new concepts, City Market at BridgeWay Station, Restaurant Rocco, and The Plank. Mercato will serve breakfast and lunch bagels and sandwiches with a large grab-and-go selection of prepared foods, breads, specialty drinks, and more. A full-service coffee bar with Methodical Coffee, Hand Scooped Ice Cream, and Boba Tea will complete the space. Dine Development is very excited to bring the new concept to BridgeWay Station. “We will provide an early morning place for hot foods, great Methodical Coffee and grab-and-go selections to be eaten on the go or taken back home to enjoy,” says Owners Thomas and Angie Wirthlin. There will be a large selection of healthy specialty drinks as well, from protein drinks to many varieties of nutritional beverages for today's active and healthy lifestyles.

“We are very pleased to extend a warm welcome to these four exceptional retailers to BridgeWay Station,” said Phil Hughes, President and Founder of Hughes Investments, Inc. He continued, “Jerimiah’s Italian Ice is not only delicious, but perfectly complements our Italian-inspired development. Lili + Koko's innovative concept of integrating a champagne bar with their boutique is both creative and enjoyable, aligning perfectly with the ethos we embrace at BridgeWay. I’ve also had the pleasure of working with Mark Sullivan [of Boulevard Consulting Group] on another site downtown, and I’m thrilled to have the opportunity to partner with him again in this community. And finally, working alongside people as passionate as Thomas and Angie [with Dine Development Group] has been a true pleasure. Their dedication to their work and this particular project is highly motivating, and we are confident that they will bring something truly special to the table with this new coffee and deli space.”

BridgeWay Station is delighted to welcome these new tenants into spaces previously occupied by others who, due to market and industry challenges, are unable to pursue new ventures. Dine Development Group will be taking over the space formerly leased to Cohesive Coffee, while Jerimiah’s Italian Ice will occupy the area previously leased to Yogi's Cups and Cones. Belladina's Italian Market, an earlier announcement, will no longer be a part of BridgeWay Station. The remaining 6,000 square feet of space originally leased to Belladina's Italian Market represents the last available retail space for lease.

“The profound - and ongoing - impact of COVID on both the construction sector and retail/restaurant industries has presented substantial challenges,” noted Hughes. “We are appreciative of the changes these challenges have brought about in terms of our tenant mix. BridgeWay is poised to offer a diverse range of tenants that cater to a multitude of desires and needs, all in a convenient and beautiful location close to home.”

Retail tenants open at BridgeWay Station include Le Chic Nails Lounge, The Junkyard, Plum: A Lifestyle Boutique, and The Worx at BridgeWay Station. BridgeWay Brewery and City Market at BridgeWay Station will open by December and January, respectively. Additional tenants actively upfitting their individual spaces include El Guapo, Cocobowlz, Old Europe Desserts, Stella’s Restaurant Group, Rocco and The Plank by Dine Development Group, and Table 301. These retailers will be incorporated into the project alongside previously announced office and institutional users, including Dodge® Bearings and Power Transmission, GREEN Charter Upstate High School, Jackson Marketing, Motorsports & Events, and Spectrum.

Lili + Koko Boutique + Bubbles is slated to open in early March 2024. Jerimiah’s Italian Ice will open in April 2024. Lucille's is scheduled to open its doors early 2024. Mercato is targeting an early Spring opening.

BridgeWay Station will celebrate the holidays at its first public event in the 24,691 square feet of piazza and pavilion public space with a “Christmas at BridgeWay” event on Friday, December 8<sup>th</sup> from 3:00pm – 8:00pm. BridgeWay Station’s Ribbon Cutting is slated for April 2024.

#### **ABOUT HUGHES INVESTMENTS, INC.**

Hughes Investments, Inc. was founded in 1991 by Phil Hughes to create places of lasting value for quality tenants. Phil and his team have served the Upstate of South Carolina for over 30 years by providing smart, quality growth in ways that serve the local community. Phil and his team have been integral to the successful development of downtown Greenville and its sustainable growth. Hughes Investments develops office, retail, industrial, multifamily, medical, and mixed-use properties, specializing in high quality design, development, leasing, and property management. For more information, please visit [www.hughesinvestments.com](http://www.hughesinvestments.com).