



H.G. HILL REALTY SIGNS PUBLIX FOR HILL CENTER AT BELLE MEADE

Spring 2008 Opening Targeted for Grocery Store And New Mixed-Use Development

Nashville, Tenn. (September 22, 2006) – With a commitment from Publix to build a 45,600 square foot store, Nashville-based H.G. Hill Realty Company, LLC today said it will move forward with the redevelopment of its H.G. Hill shopping center on Harding Road next door to St. Thomas Hospital.

The first phase of the redevelopment is scheduled to begin in January 2007 and be completed in the spring of 2008.

The **Hill Center at Belle Meade** will be a 117,000 square foot mixed-use retail and office space development according to Jimmy Granbery, H.G. Hill Realty Company's chief executive officer. The Center's second phase – adding even more office and retail space, and potentially some residential units – will begin after a new connector road between White Bridge and Harding Road is completed as detailed in the City of Nashville's Harding Town Center Transportation Plan and Urban Design Overlay (UDO) adopted in May 2005.



Publix and a 58,000 square foot multi-story retail and office building will be among the Hill Center at Belle Meade's new structures.

“We are optimistic that the City and State will push forward to build the new road which is important to the success of the UDO vision,” Granbery says, but emphasizes the Center's first phase will be built regardless of the road's timing.

Hill Center at Belle Meade has been designed to be fully compliant with the UDO and transportation plan. “We've worked closely with the City, its Planning Commission, and neighborhood residents and businesses to help create the best possible overlay, traffic improvements and pedestrian access for the area,” says Granbery. “Our redevelopment will accommodate all aspects of future road construction and planned amenities – even to the point of building a trailhead on our property to the new greenway during the first phase.”

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Hill Center at Belle Meade Attracts Publix

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Demolition of the existing center will begin after the first of the year. All but one building will be leveled for redevelopment. Construction during the project's first phase will include the Publix store, a 58,000 square foot multi-story retail and office structure and an underground parking facility – all of which will be located at the site of the previous H.G. Hill Food Store. Another single story retail building will also be constructed fronting Harding Road. When completed, first phase retail space in addition to the Publix store will encompass approximately 21,000 square feet.

Publix joins a growing list of retailers that in recent years have participated in H.G. Hill Realty developments. "Since we exited our grocery store operations we've had the pleasure of working with an impressive portfolio of grocery companies such as Whole Foods, Harris Teeter, Dollar General Market, Fresh Market – and now Publix," notes Granbery.

Lakeland, Fla.-based Publix is among the largest-volume supermarket chains in the U.S. with nearly 900 stores and annual sales of over \$20 billion. The company's Hill Center at Belle Meade location will be its 14th store in the metro Nashville area. "Their track record across the U.S. and in Nashville has been one of delivering the highest levels of service and value to their customers," says Granbery. "We're pleased with their decision to become part of the Belle Meade community."

Of the current shopping center tenants, The Picnic Cafe later this year will move into the retail building that will not be redeveloped and continue operating during the construction. The Belle Meade Barbershop and a Laundromat will close this fall. The H.G. Hill Food Store closed in July.

Since 1895, H.G. Hill Realty has built a legacy of service and stewardship in Middle Tennessee as owner of one of the largest privately held real estate portfolios in the Southeast.



Publix is planning a spring 2008 opening for its Hill Center at Belle Meade store.

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