

HUGHES INVESTMENTS WELCOMES COHESIVE COFFEE TO BRIDGEWAY STATION

Tuesday, August 31, 2021 – Hughes Investments, Inc. is pleased to welcome Cohesive Coffee as BridgeWay Station’s first announced retail tenant.

Cohesive Coffee will occupy 2,500 Square Feet of Main Street retail space at BridgeWay Station. Cohesive Coffee expertly crafts coffees and teas while offering a vibrant atmosphere that welcomes a diversity of functions – business meetings, playdates, and much more. Cohesive Coffee’s growth into its second location will also include expansion of the menu to include light fare and a curated wine selection. Its first location is in The Junction at Downtown Airport.

“We are so excited - our vision for a shop in the Mauldin area is finally coming to fruition,” said Josh Williams, Founder of Cohesive Coffee. “We are so excited to be a part of the BridgeWay community. We hope to become a staple in this community.”

BridgeWay Station broke ground in April of this year and is currently under construction as the first New Town Center development in the Upstate. BridgeWay Station will be a multi-phase, mixed-use development.

BridgeWay Station is pleased to welcome a tenant whose values focused on community are aligned with the mission of the development: to create a unique, highly diverse, and highly desirable civic destination that will enrich the lives of its residents as well as visitors.

“Our development team is thrilled to have Josh bring such a great product to this growing area,” said Phil Hughes, President and Founder of Hughes Investments, Inc. He continued, “For far too long, our community has wanted an accessible, beautiful place to go that is close to home - and we are excited for BridgeWay to become that place. Cohesive Coffee will add to the attraction, vibrancy, and fun that we want everyone to experience at BridgeWay.”

Cohesive Coffee represents a portion of the 50% of retail space that has already been leased thus far at BridgeWay Station. BridgeWay Station announced in late June 2021 that Dodge® Bearings and Power Transmission will relocate 250 employees to a 75,000 SF office building as the development’s newest office tenant, where Dodge will have the ability to create a more customer-focused Innovation Center. Additional tenant announcements will be announced this year.

Including Cohesive Coffee’s 2,500 SF of Main Street presence, the first phase of development at BridgeWay Station will feature approximately 69,939 SF of retail, 210,824 SF of residential, 81,000 SF of institutional development, 75,000 SF of office, 24,691 SF of plaza and pavilion public space, and 5+ acres of parks connected to the Swamp Rabbit Trail and the new, iconic pedestrian bridge spanning I-385.

ABOUT HUGHES INVESTMENTS, INC.

Hughes Investments, Inc. was founded in 1990 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.