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## **Drayton Mills Marketplace to welcome new Rick Erwin restaurant** **Anchor tenants also include yoga studio, corporate headquarters & coffee shop, development firm**

SPARTANBURG, S.C. – Drayton Mills Marketplace, a first-of-its-kind, mixed-use commercial space, announced on Thursday four anchor tenants, including a new concept from noted Upstate restaurateur Rick Erwin.

Drayton Mills Marketplace is the commercial portion of the Drayton Mills project, which also includes 289 luxury loft apartments with 70 unique floor plans, an event center and a 3-mile greenway trail.

Formerly mill warehouses that were constructed between 1902 and 1950, Drayton Mills Marketplace offers more than 60,000 square feet of mixed-use, commercial space. With floor plans of varying sizes, the location offers truly unique options for restaurant, retail and office tenants. The project is being developed by Spartanburg-based Montgomery Development Group in conjunction with Charlotte, N.C.-headquartered TMS Development.

The tenants are:

- A new restaurant concept from **Rick Erwin Dining Group**;
- **Mōzza Roasters** and **Melotte Enterprises Inc.**, a coffee roasting business, coffee shop and corporate headquarters;
- **Zen Studios**, a yoga, massage and fitness studio;
- The regional offices of **Agracel, Inc.**, an industrial developer headquartered in Effingham, Ill.

John Montgomery, CEO of Montgomery Development Group, said Thursday's announcement marks a milestone in the renovation of the historic mill site and in the continued development of Spartanburg and its surrounding communities.

"With a world-class restaurant, a high-end coffee roaster and corporate headquarters, a top-of-the-line yoga studio, and the regional offices of a national leader in industrial development, we are off to a wonderful start at Drayton Mills Marketplace," Montgomery said. "These anchor businesses represent the caliber of tenant Spartanburg can continue to expect from us. We are so fortunate that they've chosen to call Drayton Mills home, and we look forward to building on this momentum."

"With the addition of these four anchor tenants, we are well on our way to fulfilling our mission of creating a truly unique live-work-play community," said Tara Sherbert of TMS Development. "These tenants are a perfect complement to the luxury residential lifestyle we are building and will be our solid foundation to build upon and complete our vision of creating Spartanburg's newest destination."

The Drayton Mills Marketplace location will represent the launch of a new concept by the Rick Erwin Dining Group. The restaurant will be more casual than the company's traditional steak and seafood restaurants. Lunch and dinner will be offered. The menu will be traditional American and will feature fresh, new menu items made to order with the company's proven commitment to quality food and service. A great bar and a comfortable outdoor dining area will

round out the dining experience. The restaurant, which will offer about 150 seats in more than 7,000 square feet of indoor and outdoor dining space, is expected to open in the fall of 2016.

“We were originally drawn to Drayton Mills for two primary reasons: No. 1, the long range vision that John Montgomery and his team have for this amazing revitalization project, and No. 2, the recent economic growth that Spartanburg and its downtown area have experienced,” said Rick Erwin, owner and founder. “We want to align our strategy for growth with markets that are demonstrating trends of economic growth.”

Paul Melotte, owner of Mōzza Roasters and Melotte Enterprises Inc., plans to locate his company’s headquarters in a 4,000-square-foot, mixed-use space that will also house a coffee roasting operation and 16-seat coffee shop. The location is expected to open in fall of 2016.

“To know that we will be at the center of a bustling and thriving housing and retail development is truly exciting,” Melotte said. “The team at Drayton have gone out of their way to accommodate and serve their residents and retail customers.”

Zen Studios owner Lisa Muehlenbein said she anticipates a Sept. 1 opening date for her new location. The studio will occupy 2,741 square feet and offer 20-25 classes per week.

“Always forward thinking, the original Zen was designed in an eco-friendly manner with innovative class offerings. With that in mind, one of the attractions of relocating the Zen yoga community to Drayton Mills Marketplace was their thoughtful attention to detail surrounding preservation of the historical 100-plus-year-old Spartanburg icon,” Muehlenbein said. “The original hardwood floors and exposed brick that give this space such character are a perfect fit for Zen. This space will allow us to integrate our yoga community with the health conscious community that is taking shape here at Drayton Mills Lofts. As Gandhi said, ‘Be the change you wish to see in the world,’ and both Zen and Drayton Mills are creating that change.”

Drayton Mills Marketplace also will be home to Agracel Inc.’s Southeast Office, serving the states of N.C., S.C., Ga., and Va. Agracel Inc. is an industrial developer headquartered in Effingham, Ill.

“Agracel has a long tradition of making investments in communities on the upswing, and Spartanburg is a great example of just that,” said Dean Bingham, President of Agracel. “Our Southeast office has experienced tremendous growth since establishing a presence in this market, resulting in 1 million square feet of new development projects across the Carolinas, and the addition of four new associates to our team. The redevelopment of Drayton Mill best represents Agracel’s past, as well as where we are headed in the future, and we are thrilled to be a part of the growing momentum in Spartanburg.”

Thursday’s announcement is expected to have significant impact on Spartanburg and the surrounding communities.

Spartanburg County Councilman David Britt, who leads council’s Economic Development Committee, described Drayton Mills as a transformative project for Spartanburg and the surrounding communities.

“From its 20th century roots, Drayton Mills has developed into a 21<sup>st</sup> century model for redeveloping an historic property,” Britt said. “These types of mixed-use developments not only provide residents with a unique place to live, work and relax, but they show that Spartanburg County is a place that values historic properties while continuing to innovate and provide an unparalleled climate for businesses to thrive.”

For more information, contact John Montgomery, CEO of Montgomery Development Group, at [john@montgomerydevelopmentgroup.com](mailto:john@montgomerydevelopmentgroup.com) or by visiting [www.DraytonMarketplace.com](http://www.DraytonMarketplace.com).

## About the tenants

# RICK ERWIN'S

### **About Rick Erwin Dining Group**

Rick Erwin founded the nationally acclaimed Rick Erwin's West End Grille in 2005 in downtown Greenville. Since then, the Rick Erwin Dining Group has expanded into four more locations: Rick Erwin's Nantucket Seafood (Greenville), Rick's Deli & Market (Greenville), Rick Erwin's Clemson (Clemson) and Rick Erwin's Eastside (Greenville). For more information, visit [www.rickerwins.com](http://www.rickerwins.com).



### **About Zen Studios**

With an anticipated opening date of Sept. 1, Zen Studios will occupy 2,741 square feet of space at Drayton Mills Marketplace, offering 20-25 classes per week. Zen Studio strives to share unique concepts in yoga and fitness through both group and private sessions. Traditional yoga, YogaWall, AntiGravity® Aerial Fitness and Pilates Mat & Reformer allow students of all levels to have an exceptional experience. To bring Zen full-circle, a licensed massage therapist is on staff to create the ultimate sense of bliss. Owner Lisa Muehlenbein, an E-RYT 500 trained yoga teacher, has shared almost 5,000 hours of teaching experience with her yoga community over the last 16 years. For more information, visit [www.zen-studios.com](http://www.zen-studios.com).



### **About Mōzza Roasters and Melotte Enterprises Inc.**

In the fall of 2016, Mōzza Roasters and Melotte Enterprises Inc. plan to occupy 4,000-plus square feet of space at Drayton Mills Marketplace with a unique, multi-purpose venture that will include a corporate headquarters, coffee roasting operation and 16-seat coffee shop. Melotte Enterprises operates Bella Latte, which has been serving the finest Italian Espresso in the Southeast for the past 10 years. During the past year, a team has been piloting the company's newest coffee concept and perfecting flavor profiles. The result of this dedication and research is Mōzza Roasters. One of the company's baristas, Kevin Reno, coined the name Mōzza, a derivative of the Italian term, *mozzafiato*, meaning breathtaking or spectacular.

Paul Melotte opened his first Little Caesars in 1984. During the next 27 years, he grew his business. In 2011, Paul invited three partners to join Melotte Enterprises – Andy Hall, Heath Henderson and Terry Stathakis. In 2013, Wayback Burgers was added to the portfolio. Today, Melotte Enterprises includes 22 stores located in three states, consisting of four restaurant concepts. The move to Drayton Mill will allow for the addition of Mōzza Roasters and a coffee bar to the portfolio. The space also will provide Melotte Enterprises room to expand its office and support capabilities as it continues to grow. For more information, visit [www.littleceasars.com](http://www.littleceasars.com), [www.waybackburgers.com](http://www.waybackburgers.com) and [www.bellalatte.com](http://www.bellalatte.com).



### **About Agracel Inc.**

Agracel Inc. is an industrial developer headquartered in Effingham, Ill. Over the company's 30-year history, Agracel has developed over 13 million square feet of primarily single tenant manufacturing, distribution, and office facilities. This location, which will occupy 1,391 square feet, is expected to open Sept. 1 and will serve as the home of Agracel's Southeast Office, which covers the states of NC, SC, GA, and VA. For more information, visit [www.agracel.com](http://www.agracel.com).

### **About the developers**



### **Montgomery Development Group**

Headquartered in Spartanburg, S.C., Montgomery Development Group focuses on improving communities through facilitating high-end residential, commercial, industrial and land development projects. In 2014, the company, partnered with TMS Development and Pacolet Milliken Enterprises to begin a long-range redevelopment effort of the entire Drayton community. Once completed, the project will include apartments, a mix of high-end retail, commercial and dining options, hundreds of new homes, a new elementary school as well as a 3-mile walking trail. For more, visit [www.montgomerydevelopmentgroup.com](http://www.montgomerydevelopmentgroup.com).

### **TMS Development**

TMS Development has worked on historic rehabilitation projects nationwide for more than 22 years. A member of Sherbert Group, which is headquartered in Charlotte, N.C., TMS Development's services include development, financing, investing, construction management and asset management. In early 2015, TMS began construction on Drayton Mills Lofts, 289 luxury apartments. The company is also co-developing Drayton Mills Marketplace.

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