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## **TRAVINIA ITALIAN KITCHEN JOINS RESTAURANT MIX AT VILLAGE AT LEESBURG**

*South Carolina-based chain making plans for fall 2010 opening*

Leesburg, VA (March 8, 2010) – Travinia Italian Kitchen – which operates a chain of six restaurants in North and South Carolina -- has signed a lease for 6500 square feet of space at Village at Leesburg. The sit-down restaurant concept will offer both lunch and dinner menu options, which will be positioned in the center court area of the mixed-use development on Village Market Blvd. A fall 2010 grand opening is anticipated.

Travinia Italian Kitchen currently features five locations in South Carolina – including Columbia, Greenville and Myrtle Beach – as well as a site in Asheville, North Carolina. The location at Village at Leesburg represents the restaurant’s first foray outside the Carolina region, although the company indicates it is searching for strategic positions to expand throughout the Washington, D.C. and Northern Virginia marketplace.

Travinia offers an Italian menu that is unique to the Northern Virginia market, with updated recipes of time-tested Italian favorites. Using only fresh ingredients, the chefs of Travinia have created a variety of pasta, chicken, steak and seafood selections that have established a loyal following in all of their locations. They are particularly proud of the Wine Spectator awards that they have received for their outstanding win list. Whether customers are looking for a light meal, a full entrée or a late snack, Travinia provides a quality dining experience. The warm décor of stone and wood, the exhibition kitchen, the welcoming design of their bar area and their signature outdoor seating with gas fire-pit and connecting bar will make Travinia a local favorite.

“Travinia Italian Kitchen is the latest example of a restaurant or retailer making its inaugural entry into the Washington, D.C.-Northern Virginia marketplace, with its selection of Village at Leesburg. Attracting these first-time concepts further differentiates the project from others, and provides compelling reasons for shoppers and dining patrons to regular visit,” stated John Fainter, vice president of development for the project.

Travinia Italian Kitchen joins restaurants Eggspectation, Faang Thai and Flame Kabob which, combined with King Pinz and Cobb Theatres, adds to the entertainment-style environment being created at Village at Leesburg. “All of our dining options are ideal for families or businesspeople, and are perfectly suited for the variety of audiences attracted to our mixed-use project. In Travinia Italian Kitchen, consumers will find a high-quality food product at reasonable price points that is unlike any competitor in the local area,” Fainter added.

“We are anxious to introduce our restaurant concept to the Washington, D.C.-Northern Virginia region and, after considering many locations, believe Village at Leesburg offers us the mix of audiences, project environment and complementary retailers that are best suited to our advantage,” stated Mark Craig, owner of Travinia Italian Kitchen. “The consumer demographics surrounding the project are the highest and most impressive throughout our restaurant chain,” he added.

### Village at Leesburg

Village at Leesburg is a four-story, vertically-integrated 1.2 million square foot mixed-use project positioned near the intersection of VA Route 7 and Crosstrail Blvd. Upon final build-out it will feature approximately 520,000 square feet of retail space, combined with 150,000 square feet of office product and 335 luxury multi-family residences. Several retailers, such as Wegman Food Markets are now open, but the majority are planning a late spring 2010 grand opening. A Cypress Equities company\* and Kettler are developing the project, and The Carlyle Group is the lead equity partner in the development. KLN Retail is handling the leasing of the retail sections while Sperry Van Ness/Vaaler Real Estate is handling the office leasing and Winward Commercial the office condo sales.

Village at Leesburg encompasses 57 acres and combines traditional planning and design characteristics – including an open-air shopping center component – with an upscale urban feel. Luxury multifamily residences will complement the office and retail uses.

More than 125,000 consumers reside within a five-mile radius of the project with an average household income exceeding \$120,000 and growing daytime population totals more than 35,000 today. The project will be accessed by the new interchange bridging VA Route 7 and Crosstrail Boulevard.

### About Cypress Equities

Founded in 1995, Cypress Equities companies\* have offices in Dallas, Atlanta, San Francisco, New York and Fort Lauderdale. Today, Cypress Equities companies are developing and managing more than \$1.2 billion in projects throughout the U.S. and Caribbean, consisting of community and power centers, as well as vertically integrated mixed-use villages that incorporate retail, residential, hotel and offices. Visit [www.cypressequities.com](http://www.cypressequities.com) for more information.

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### About Kettler

Founded by Robert C. Kettler in 1977, Kettler is among the largest private real estate and property management companies based in the DC metro area and one of the nation’s top multifamily developers. The firm’s diverse business model has led to the delivery of five million square feet of commercial space and over 50,000 homes in its master-planned communities.

Kettler's rental portfolio includes high-end, market rate, affordable and fee managed assets, and the management company has been awarded the Pillars of the Industry Award. Currently, Kettler is developing commercial, resort and transit-oriented mixed-use projects. For more information visit [www.Kettler.com](http://www.Kettler.com)

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