



Media Release



IMPACT HIVE

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Patticakes to Open Second Location at Tioga Town Center

Tioga Town Center welcomes Patticakes, a local coffee and bakery staple focused on “building community” by providing a space where neighbors can gather and connect.

Gainesville, Fla. — Patticakes ‘Coffee and Cupcakes’ recently announced plans to open their second location at Tioga Town Center. Their new 2,019 square foot space is located at, 12921 SW 1st Road, Suite 111, Newberry, FL 32669 and expands upon their mission to create places where neighbors can gather and linger over top notch, hand-crafted treats and expertly prepared coffee and espresso.

Based on the belief that “connected people are the happiest” Patticakes owners Jan and David Patterson have a longing for people to know they are valued and belong. Their first shop, located in Haile Village where David is the Pastor of River Cross Church, has been a beloved place for locals to gather and connect since its opening in 2011. Their new Tioga location will further their desire to build community through coffee and cupcakes. “We look forward to connecting with our new friends and neighbors in Tioga and the surrounding area” said Jan Patterson.

The new Tioga store will offer indoor and outdoor seating, and will feature a variety of homemade, made-to-order treats! In addition to customized coffee and espresso, some other menu items include smoothies, milkshakes, breakfast sandwiches, quiches, scones, turkey and veggie panini’s, gluten-free muffins, even a vegan muffin, as well as 12 flavors of hand-dipped ice cream, most of which are gluten free in addition to a dairy-free flavor. Patticakes will also offer their three classic cupcake flavors; traditional red velvet cake with cream cheese frosting, black tie dark chocolate cake with a white chocolate cream cheese frosting, and vanilla cake with vanilla buttercream frosting, as well as premium flavors that change weekly based on the season.

Their menu is just a small part of what makes Patticakes so special. Living true to their mission and vision, Patticakes’ community-focused roots are felt throughout their company. They carefully hire staff that share their desire and will to lovingly serve every customer. And similar to their first grand opening, a portion of proceeds for their Tioga opening will be donated to PACE Center for Girls, whose mission is to provide girls and young women an opportunity for a better future through education, counseling, training and advocacy. Wayne Patterson, son of Jan and David, will be managing this location and brings a wealth of experience in the industry, previously working with Chick-fil-A.

“We are thrilled to welcome Patticakes to the Town Center” said Cheryl Carroll, Regional Asset Manager for Tioga Town Center and The Flats on behalf of Hankin Group. “Now more than ever, it is a priority for us to partner with small local businesses such as Patticakes, that serve the local community in such an impactful way. Additions such as these, speak to the strength of the Tioga Town Center’s



location, desirability and commitment to the local business community.” With a focus on quality over quantity, Patticakes aims to make every experience enjoyable for their customers. They offer free internet, order-ahead options through Byppo, call-ahead ordering for large orders, in addition to a loyalty program for frequent customers, and an annual membership club offered once per year! The new Tioga location is expected to be open by the end of Fall. Patticakes also plans to open their doors daily at 6:00 am.

Rick Cain, Principal of Avison Young, and Nick Banks, Managing Director and Principal of Avison Young represented both Patticakes and the owner, Hankin Group, in this real estate transaction.

Tioga Town Center currently features over 30 businesses, as well as The Flats at Tioga, which offer 40 luxury apartments, with 144 new apartments currently under construction. Phase II of Tioga Town Center is now available for leasing. This new development will add two new four-story apartment buildings with an additional 11,827 square feet of ground-floor commercial space, additional parking, a pool, expansive resident clubhouse, and state of the art playground.

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For further information/comment/photos:

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www.tiogatowncenter.com

Tioga Town Center is an award-winning 23-acre mixed-use lifestyle center featuring over 30 businesses, and over 180 luxury apartments.

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About Hankin Group:

Pennsylvania based real estate developer, owner and manager Hankin Group, purchased Tioga Town Center in 2017, as it represents a cutting-edge example of mixed-use development at its finest, both in Gainesville and on a national scale. Tioga seamlessly incorporates retail, office, luxury apartments, and green spaces within a single development. Recognized with numerous awards for quality, design and

innovation, Hankin Group has served home buyers and the building community for more than 60 years. Today, the company remains dedicated to its founding ideals of building and operating to superior standards and providing the ultimate experience in service and support.

