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FAMILY-OWNED POTOMAC PIZZA GRILL CHOOSES GREENLEIGH AT CROSSROADS FOR FIRST RESTAURANT LOCATION IN BALTIMORE COUNTY

Founder Adam Greenberg operates four sit-down and carry out Potomac Pizza locations in Montgomery and Prince George's Counties as well as two additional restaurant concepts

BALTIMORE, MD (February 10, 2020) – **Potomac Pizza Grill**, a family-owned restaurant concept with four locations throughout Montgomery and Prince George's Counties, has selected Greenleigh at Crossroads as the site of the chain's first location in Baltimore County. With local roots dating back 42 years to 1978, principal Adam Greenberg presently operates four Potomac Pizza locations in Chevy Chase, College Park, Potomac and Rockville, two Bagels 'n Grinds bagel/coffee shops, and a sit-down restaurant College Park Grill. Bill Holzman, Vice President, Retail Leasing for St. John Properties represented the landlord in this transaction.

Potomac Pizza Grill plans to open this spring within approximately 4,900 square feet of space at 750 Concourse Drive, a 17,000 square foot retail building that is among the approximately 90,000 square feet of retail space that serves Greenleigh at Crossroads, a 550-acre mixed-use community situated in the White Marsh area of Baltimore County. It is part of the larger 1,000-acre Baltimore Crossroads that is being jointly developed by St. John Properties and Somerset Construction Company. Current restaurants and retailers now open at Greenleigh at Crossroads include Michael's Café Raw Bar and Grill, Dunkin' Donuts, Royal Farms Store, Subway, Thai Rainbow, and Crossroads Wine & Spirits, among others. Also contained within the mixed-use community is the 120-key White Marsh Marriott Springhill Suites hotel.

Potomac Pizza Grill is a family-friendly restaurant concept that specializes in the preparation of "New York style" pizza with the offering of 13 different varieties including Guilt-free (no cheese); white pizza (topped with fontina cheese) and its Amanda's Original cheese pizza (recognized as the restaurant's classic recipe). Other menu items include submarine sandwiches, wraps and club sandwiches; chicken tenders; cheese and meat calzones; salads; Buffalo Wings and specialty cheese fries. The restaurant will include an outdoor patio area that can seat approximately 20 patrons and will employ approximately 30 full and part-time workers.

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“With the number of new homes recently added and planned for the future at Greenleigh at Crossroads, combined with the daytime captured audience of businesspeople working in the community, we envision outstanding growth potential and seized the opportunity to start our Baltimore County expansion program from this location,” explained Adam Greenberg of Potomac Pizza. “Our research showed that our New York-style pizza and food offerings are unlike any currently available in the White Marsh and Middle River areas. We are particularly enthused by the nearby marinas in Middle River and the new athletic sports complex that will inject a high volume of young people and adults into the area, particularly on the weekends. We intentionally added the word ‘grill’ after our restaurant name for this location to reflect the wide variety of food choices that we plan to offer. This will be much more than a traditional pizza shop and is intended to serve local families and businesspeople. We are also well-known for our work with non-profit and youth-oriented organizations that surround our restaurant locations and intend to immediately become involved.”

More than 27,000 vehicles pass Concourse Circle on a daily basis, which offers direct visibility from MD Route 43 (White Marsh Boulevard). In addition, more than 40,000 people reside within a three-mile radius of the site with an average household income approaching \$82,000.

Greenleigh at Crossroads represents the mixed-use component of Baltimore Crossroads. Utilizing a concept plan that consists of 1,900 residential units including single-family homes, townhomes and multifamily units and nearly two million square feet of commercial office space, total development will support more than 2.5 million square feet of commercial, retail and hospitality space.

“Adam is an extremely seasoned entrepreneur with a complete understanding of business principles that enable a restaurant to thrive and become deeply engrained within the community,” explained Bill Holzman of St. John Properties. “He has demonstrated the ability to successfully operate and build strong consumer followings for multiple sit-down and carry-out restaurant concepts throughout suburban Maryland. Pizza is a recognized staple in the tenant mix for successful retail centers and mixed-use developments, and Potomac Pizza Grill is bringing an extremely high level of food quality, customer service and engagement within the community to Greenleigh at Crossroads.”

St. John Properties, Inc., founded in 1971, owns and has developed more than 20 million square feet of Flex/R&D, Office, Retail and Warehouse space in Maryland, Colorado, Louisiana, Nevada, Pennsylvania, Virginia, Utah and

Wisconsin. The company was named “2018 Developer of the Year” for the Nation by NAIOP, the Commercial Real Estate Development Association. For more information about the company, visit www.sjpi.com.