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MISSION BBQ CHOOSES WESTVIEW BUSINESS PARK AS INITIAL ENTRY POINT INTO FREDERICK COUNTY MARKETPLACE

Concept that combines American patriotism with store-prepared signature brisket, ribs and pulled pork menu items, intends to open location at 5102 Pegasus Court in early 2021

FREDERICK, MD (October 12, 2020) – Baltimore-based fast-casual restaurant **MISSION BBQ** has selected Westview Business Park as the site of the national chain’s initial entry point into the Frederick County marketplace, with the signing of a 4,500 square foot lease with St. John Properties, Inc. The concept, which combines an American patriotism theme with onsite prepared brisket, ribs and pulled pork menu items, intends to open at 5102 Pegasus Court, an 8,515 square foot retail building fronting Buckeystown Pike (MD Route 85) in early 2021. Bill Holzman, Vice President, Retail Leasing for St. John Properties represented the landlord and Jamie Lanham, Senior Vice President for Segall Group represented MISSION BBQ in this lease transaction.

Since opening its first restaurant on September 11, 2011, MISSION BBQ has expanded rapidly nationwide and now manages more than 96 locations in 16 states. According to the company, that specific date was chosen because it was “ten years after our world changed forever and, in some way, we wanted to change it back.” Through partnerships with its customers and the communities where MISSION BBQ operates, more than \$10 million has been donated to causes that support military servicemen, veterans and police officers including The USO, Special Operations Warrior Foundation, Semper Fi & America’s Fund, and numerous local charities.

“Over the past 10 years, Frederick has been one of our most asked-for communities and we cannot open fast enough at Westview Business Park,” explained Bill Kraus who, together with Steve Newton, co-founded MISSION BBQ.

“We are extremely familiar with the reputation of St. John Properties as an exceptional developer and landlord and we are finally merging two great brands together. Restaurants perform extremely well along Buckeystown Pike and this site emerged as the clear-cut winner after an extended search. Our opening is also timed closely with the beginning of the annual barbeque season.”

The exterior and dining room décor of MISSION BBQ reflects its passion for America’s military with the inclusion of camouflaged tanks and vehicles, seating that resembles army barracks, weathered wall coverings and

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personalized pictures that salute community heroes. Each restaurant also reflects the local sports community with the display of memorabilia, images of local athletes and equipment. Each day at noon, service is halted in the restaurant so MISSION BBQ employees and customers can stand at attention and sing the national anthem.

Signature menu items are sliced to order and feature Texas-inspired, oak smoked brisket and pulled pork which are simmered for 12 to 14 hours each evening, as well as turkey, pulled chicken, baby back ribs, spare ribs and sausage. Also available are freshly-prepared sandwiches, salads, macaroni and cheese, baked beans, cold slaw and fries. MISSION BBQ also offers full-service catering for personal and business events.

MISSION BBQ will occupy approximately 50% of 5102 Pegasus Court, a single-story retail, with approximately 4,000 square feet of space remaining. St. John Properties is targeting additional uses to complement existing concepts that presently exist within Westview Business Park including Texas Roadhouse and Chili's. More than 30,000 consumers, with an average household income approaching \$90,000, reside within a three-mile radius of Westview Business Park and nearly 52,000 vehicles pass the business community from Buckeystown Pike on a daily basis.

“In MISSION BBQ, Frederick is getting an exceptional restaurant operator with a distinctive menu and, equally as important, a tremendous supporter of our local community,” explained Matt Holbrook, Regional Partner, for St. John Properties. “The company’s year-round philanthropic efforts are impressive and they work tirelessly to make a difference in the places where they do business. Based on the success achieved throughout their portfolio, we are confident that this location will become a significant and unique dining destination for the Westview area, Frederick, and beyond.”

Westview Business Park is a 49-acre mixed-use business community situated off Interstate 270 and MD Route 85 that contains 13 Flex/R&D and retail buildings comprising approximately 450,000 square feet of space. Located in Frederick’s Westview community, the park is located immediately adjacent to Interstate 270, two miles from Interstate 70, and five miles from Frederick Airport.

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.