

# CROSS KEYS

ROLAND PARK, MARYLAND

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# MODERN CACHET



EASY LIKE SUNDAY · WINDOW SEATING

## WHERE BALTIMORE MEETS

The Village of Cross Keys is Baltimore's place to dine, unwind, and discover. Tree-lined and treasure-filled, Cross Keys is an energized, family-friendly destination that brings together bespoke shopping experiences, year-round entertainment, vibrant outdoor venues, and everyday conveniences. Under the engaged

local ownership of Caves Valley Partners, Cross Keys is building on its lively mix of residences, offices, and hotel with a new slate of retail, dining, and lifestyle offerings soon joined by what promises to be one of Baltimore's premier for-rent residential communities. Love something new every day at Cross Keys.

Baltimore's quintessential gathering place, Cross Keys will debut community-wide modernizations that maximize its exceptional location, welcoming neighborhood feel, and compelling mix of retail, office, hotel, and residential uses. Set to unveil impressively

renovated al fresco spaces, a roster of coveted retailers, and alluring dining options plus new apartments and professional offices, Cross Keys reinforces its status as a focal point at the nexus of Baltimore City and Baltimore County.





CROSS KEYS · NEW ENTRANCE + RESTAURANT PADS



KIDDIE CALVERT PRESCHOOL



ALWAYS ICE CREAM



CROSS KEYS · NEW FACADE + DESIGN ELEMENTS

# ENVIABLE LOCATION, AFFLUENT NETWORK

	TRADE AREA	1 MILE	3 MILES	5 MILES
2023 Population	175,398	10,853	189,877	503,570
Daytime Population	107,972	16,077	178,658	599,849
Average Household Income	\$117,119	\$154,820	\$108,018	\$93,874

## ANNUAL SPENDING WITHIN THE TRADE AREA



FITNESS  
\$1,839,674



FOOD  
\$60,149,910



APPAREL  
\$14,014,383



BEAUTY  
\$18,094,930

BACHELOR'S  
DEGREE +  
70%

AVERAGE ANNUAL TUITION  
PRIVATE COLLEGE PREP SCHOOLS  
\$32,064

AVERAGE ANNUAL TUITION  
COLLEGES + UNIVERSITIES  
\$49,262



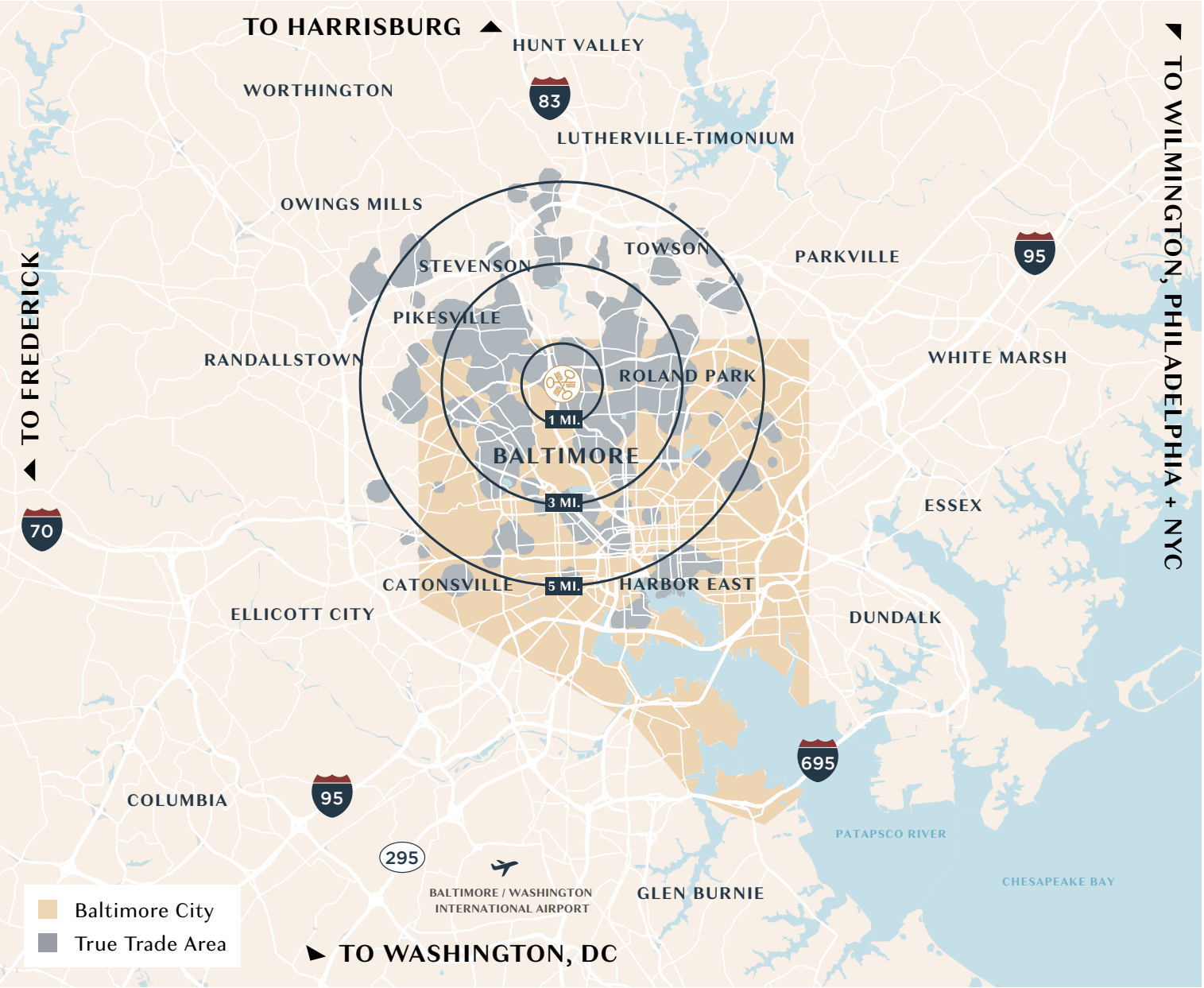


Offering immediate access to major thoroughfares I-83, Falls Road, and Northern Parkway, Cross Keys is ideally situated in Roland Park, a charming historic neighborhood known for its grand Victorian homes. Visible and accessible from Baltimore’s most

At the intersection of Baltimore City and Baltimore County, Cross Keys entices a wide range of prosperous professionals, young families, and longtime neighborhood residents. With a

prominent commuting paths, Cross Keys attracts students and families from across the globe who visit and attend the three universities in the trade area as well as affluent families traveling to and from the nearby private schools.

six-figure average household income in a one-mile radius and a population of over 500,000 within five miles, Cross Keys connects to an extensive audience with significant purchasing power.



# CREATED FOR COMMUNITY

A high-profile destination with multigenerational resonance and all-day appeal, Cross Keys sees over 130,000 vehicles commuting between Baltimore and the affluent northern suburbs each day. Featuring a comprehensive mix of uses including

a 148-key hotel, upscale residences, renovated offices, specialty retailers, fresh dining options, and scenic outdoor spaces, with forthcoming luxury apartments, offices, and retailers, Cross Keys carries forward its mixed-use momentum.



	OFFICE	RETAIL	HOTEL	RESIDENCES
Existing	200,000 SF	75,000 SF	148 Rooms	584 Condos 114 Single-Family Homes
Future Development	100,000 SF Future Delivery	15,000 SF	-	330 Luxury Apartments Delivering 2025
TOTAL	300,000 SF	90,000 SF	148 Rooms	1,028 Residences



# VIBRANT SETTING, VISIONARY FUTURE

With renovated entrances, fresh retail finishes, and a growing inbuilt audience from brand new office and luxury apartments under development,

Cross Keys offers a rare opportunity to join a memorable lineup of specialty retailers with strong ties to the community in a newly updated setting.




















# LOVED & LOCAL

Bring your business to a special place that embodies the best of Baltimore.

 EXISTING  
 PHASE ONE LEASING  
 AT LEASE




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# INVESTED & INSPIRED

A photograph of a modern brick building with a rooftop terrace. The building has a sign that reads "1846 WATERSHED". The terrace is decorated with potted plants and has a black metal railing. The building is made of red brick and has large windows on the ground floor. The sky is blue with some clouds.

Cross Keys is being redeveloped by Caves Valley Partners (CVP), Baltimore's leader in unlocking value through creative development and redevelopment of infill locations. A privately held company with deep local roots, CVP works across all sectors but limits its portfolio geographically,

committed to improving our home region through projects such as Cross Keys. From urban, mixed-use developments to office, industrial, and traditional retail, CVP delivers projects that push the envelope, challenge creativity, and benefit the broader community.

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# LOCK INTO CROSS KEYS

Chart your future at Baltimore's most iconic shopping, dining, and entertainment destination.

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