

CROSS KEYS

ROLAND PARK, MARYLAND



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 will build 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.

MODERN CACHET



CROSS KEYS · VILLAGE SHOPS · OUTDOOR BAR

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 alfresco 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.

NEIGHBORHOOD CHARM



KIDDIE CALVERT PRESCHOOL



CROSS KEYS · GROCER



CROSS KEYS · VILLAGE SHOPS

ENVIABLE LOCATION, AFFLUENT NETWORK

| | TRADE AREA | 1 MILE | 3 MILES | 5 MILES |
|--------------------------|------------|-----------|----------|----------|
| 2021 Population | 175,398 | 8,870 | 187,377 | 520,193 |
| Daytime Population | 107,972 | 10,147 | 73,706 | 288,964 |
| Average Household Income | \$117,119 | \$148,468 | \$96,628 | \$82,843 |

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

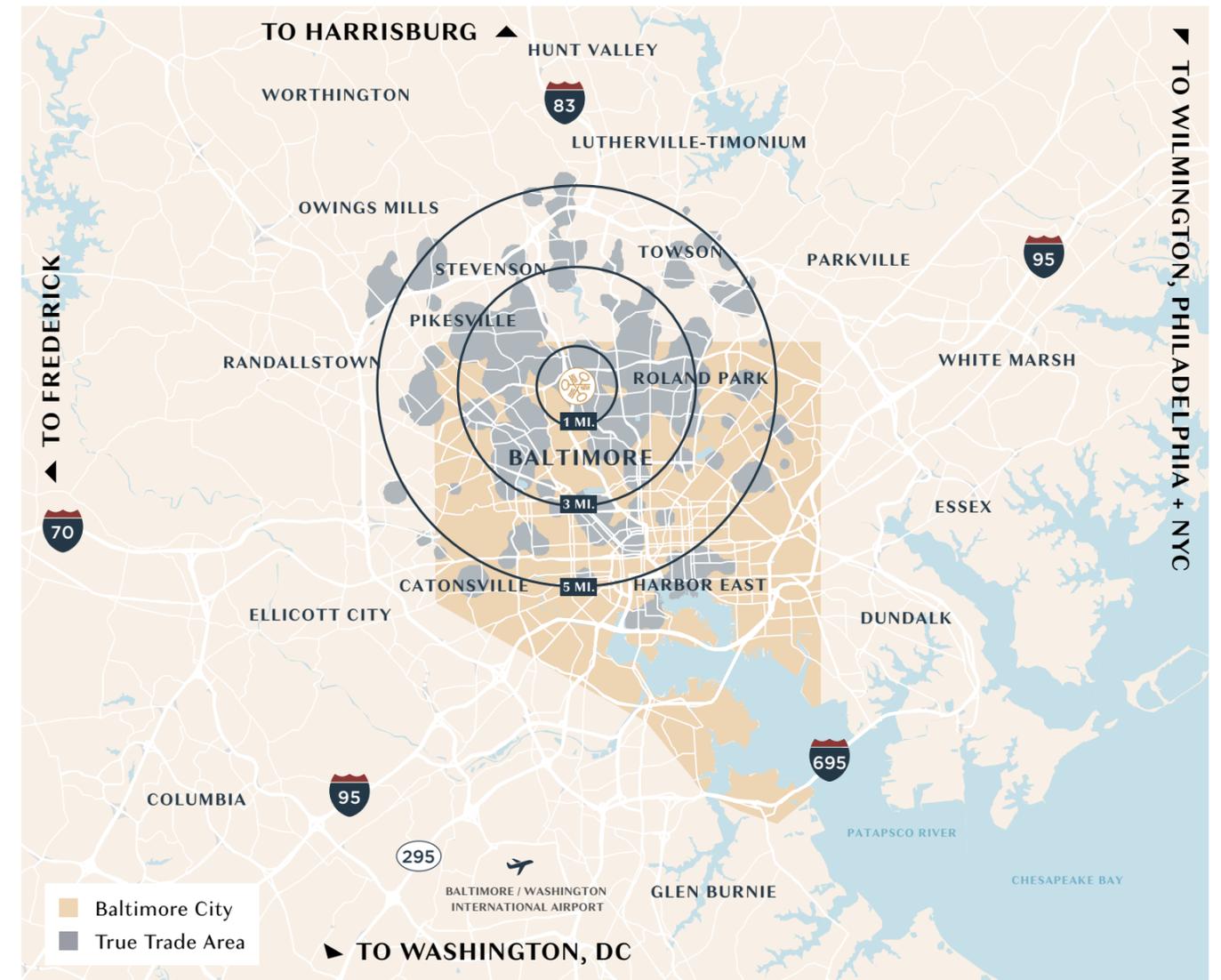


Offering immediate access to major thoroughfares I-83, Falls Road, and Northern Parkway, Cross Keys is ideally situated in Roland Park, a charming historic neighborhood known for its grand Victorian homes. Visible and accessible from Baltimore's most

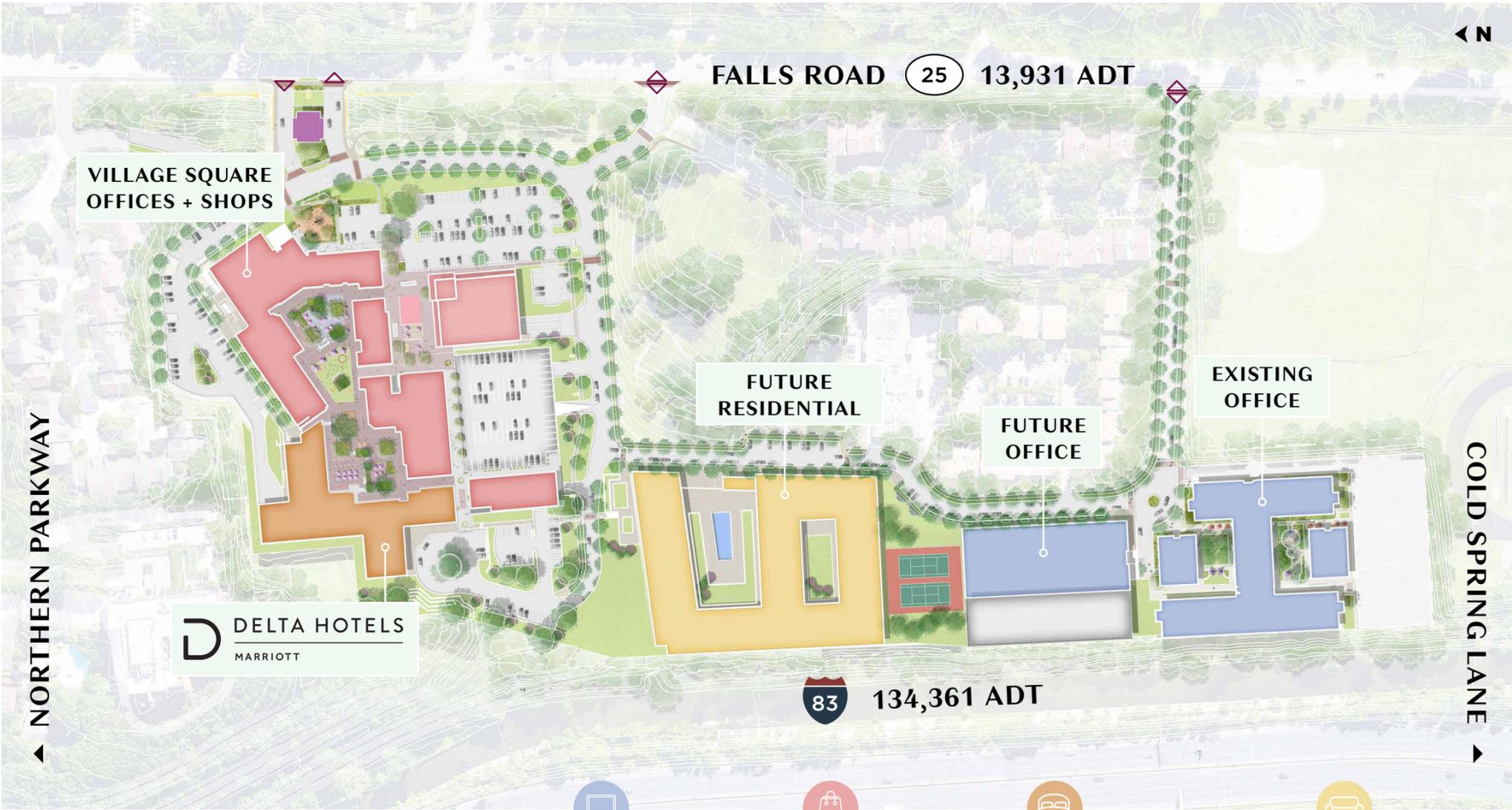
prominent commuting paths, Cross Keys attracts students and families from across the globe who visit and attend the three universities in the trade area as well as affluent families traveling to and from the nearby private schools.

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

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



| | OFFICE | RETAIL | HOTEL | RESIDENCES |
|--------------------|-------------------------------|------------------|------------------|---|
| Existing | 200,000 SF | 75,000 SF | 148 Rooms | 584 Condos 114 Single-Family Homes |
| Future Development | 150,000 SF Delivering 2025 | 15,000 SF | - | 330 Luxury Apartments Delivering Late 2023 |
| TOTAL | 350,000 SF | 90,000 SF | 148 Rooms | 1,028 Residences |

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.

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.



MAIN ENTRANCE



FUTURE LUXURY APARTMENTS



WILLIAMS
SONOMA



THE STORE LTD
THE STORE LTD

Monument
Sotheby's
INTERNATIONAL REALTY



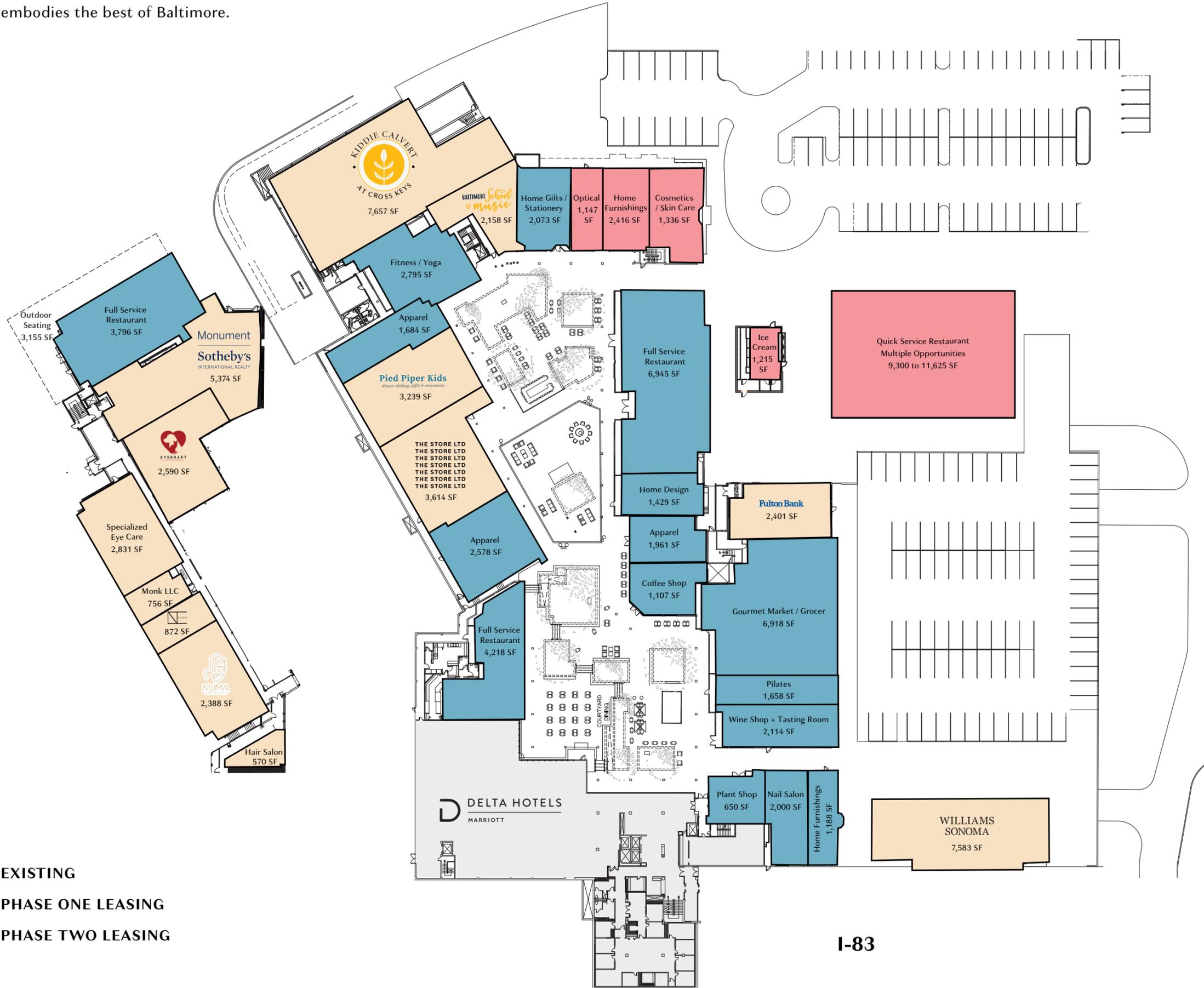
Pied Piper Kids
classic clothing, gifts & accessories



EVERHART
— VETERINARY HOSPITAL —

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

FALLS ROAD



INVESTED &

INSPIRED



TOWSON ROW



CROSS STREET MARKET



STADIUM SQUARE

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 like 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.



LOCK INTO CROSS KEYS

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

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