



711 West 40th Street
Baltimore, MD 21211

klnb

Baltimore's Icon

The Rotunda, located at 711 West 40th Street, is a stunning mixed-use community offering luxurious apartment homes, grocery, restaurants, entertainment, fitness, essential services, and convenient office space - all located at one of Hampden's most recognizable and revitalized destinations. The Rotunda offers retail tenants a premium location and the opportunity to attract a wide variety of customers.

- Over 150,000 square feet of retail space
- 140,000 square feet of existing office space
- 379 luxury apartments
- Over 1100 parking spaces, including a multi-level parking garage featuring free four hour customer parking
- Central plaza with programmed events
- New main entrance retail plaza opening in 2024

Join these Retailers



**PROPERTY
HIGHLIGHTS**



- New main entrance retail plaza opening in 2024

**CONCEPT
RENDERINGS**

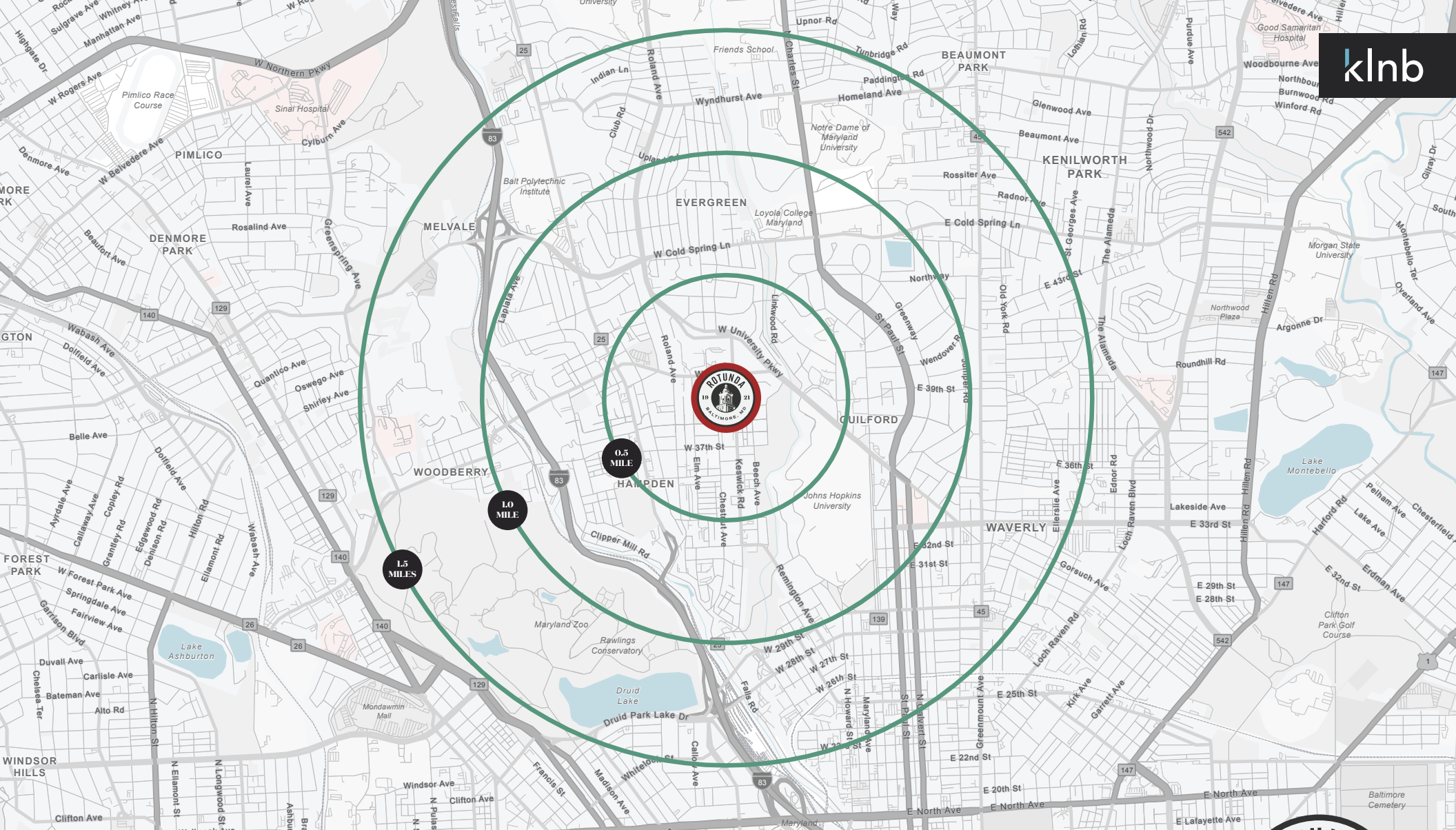
BEFORE



AFTER



CONCEPT
RENDERINGS



0.5 MILE

1.0 MILE

1.5 MILES



Total Population

0.5 Mile.....	10,438
1.0 Mile.....	29,686
1.5 Mile.....	55,438



Daytime Population

0.5 Mile.....	9,189
1.0 Mile.....	30,137
1.5 Mile.....	54,159

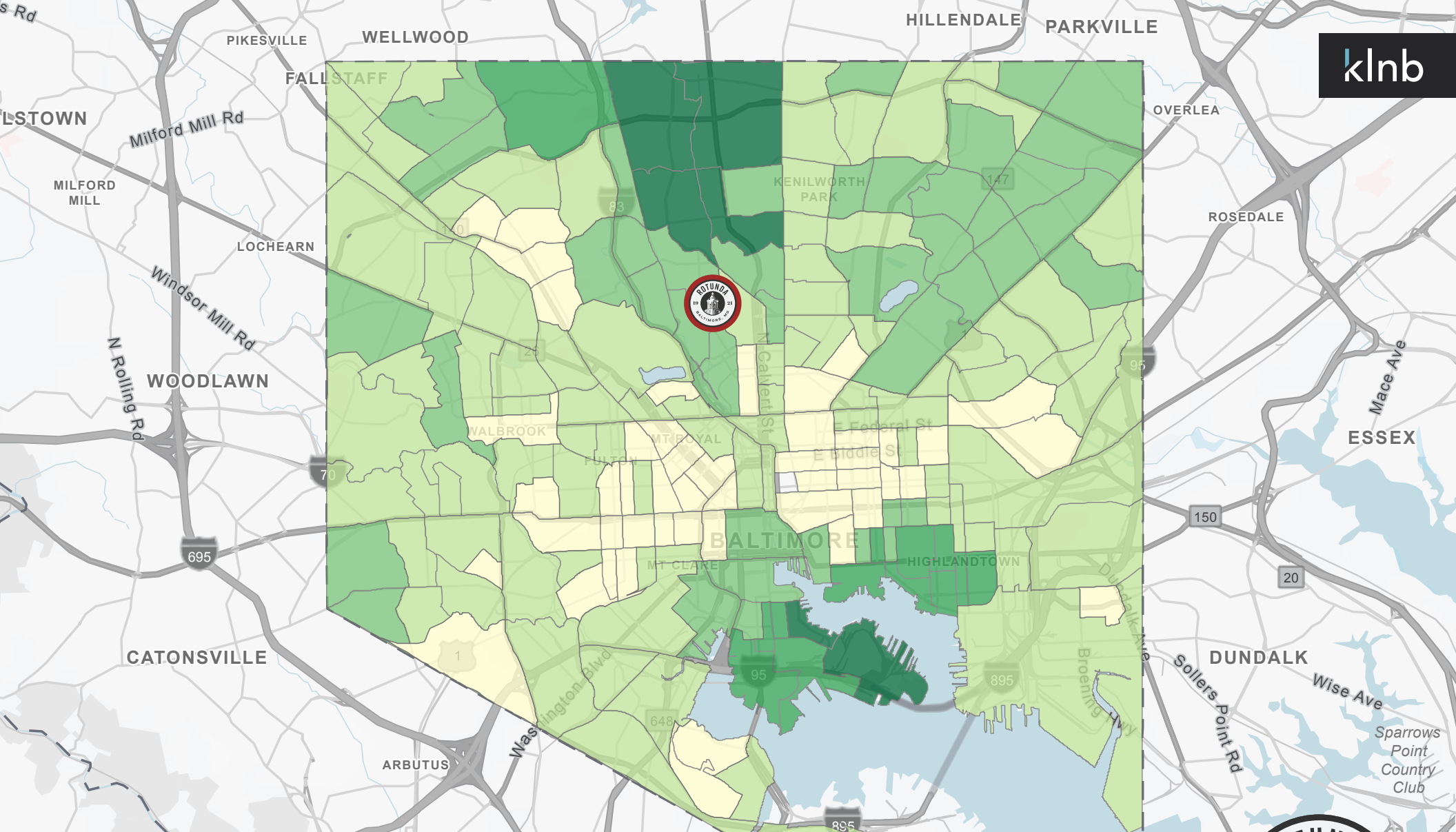


Median HH Income

0.5 Mile.....	\$88,719
1.0 Mile.....	\$84,771
1.5 Mile.....	\$70,959



PROPERTY DEMOGRAPHICS



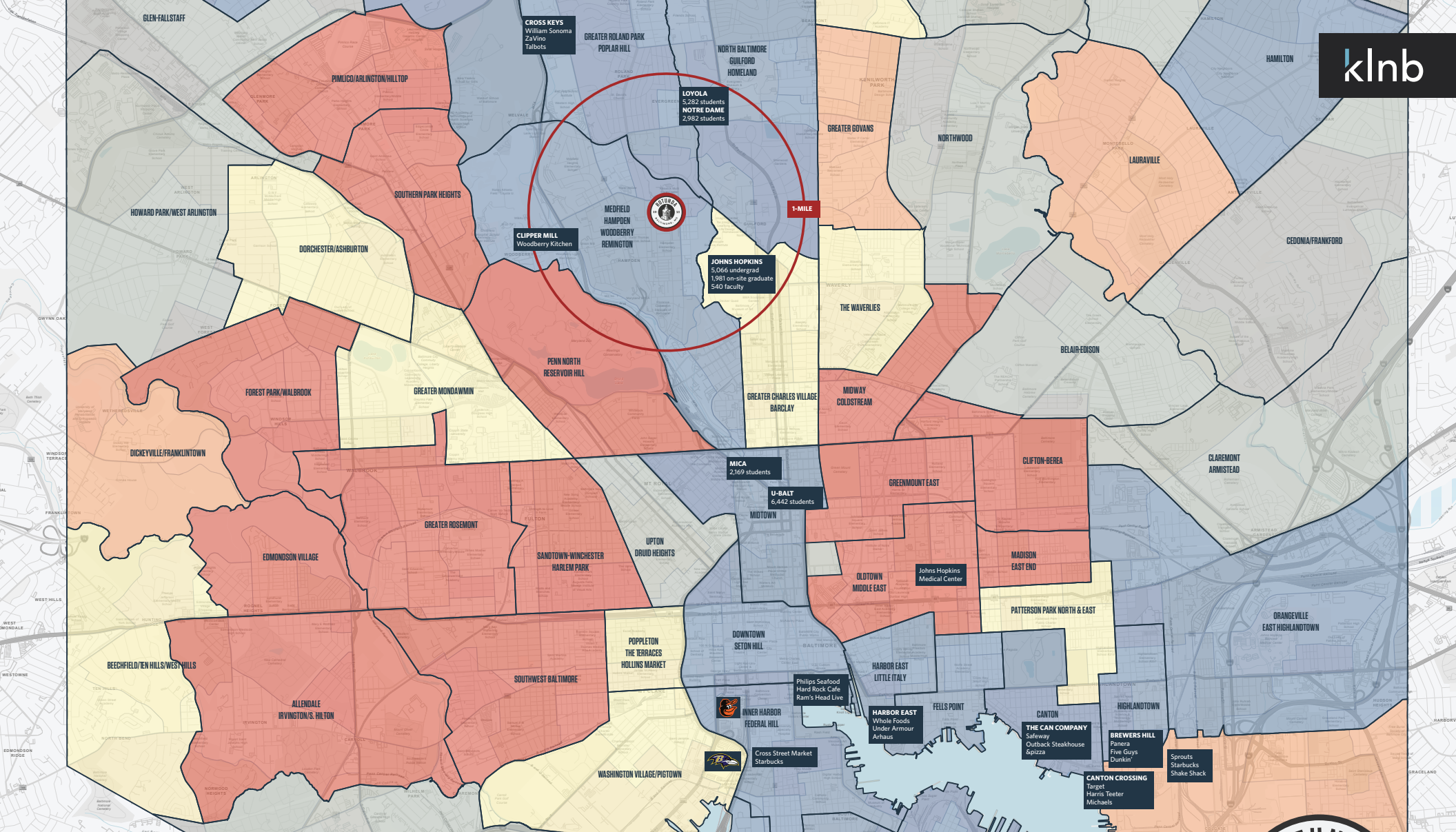
- \$100,000 or more
- \$75,000 to 100,000
- \$50,000 to \$75,000
- \$3,000 to \$50,000
- Less than \$30,000



Average HH Income



NEIGHBORHOOD DEMOGRAPHICS



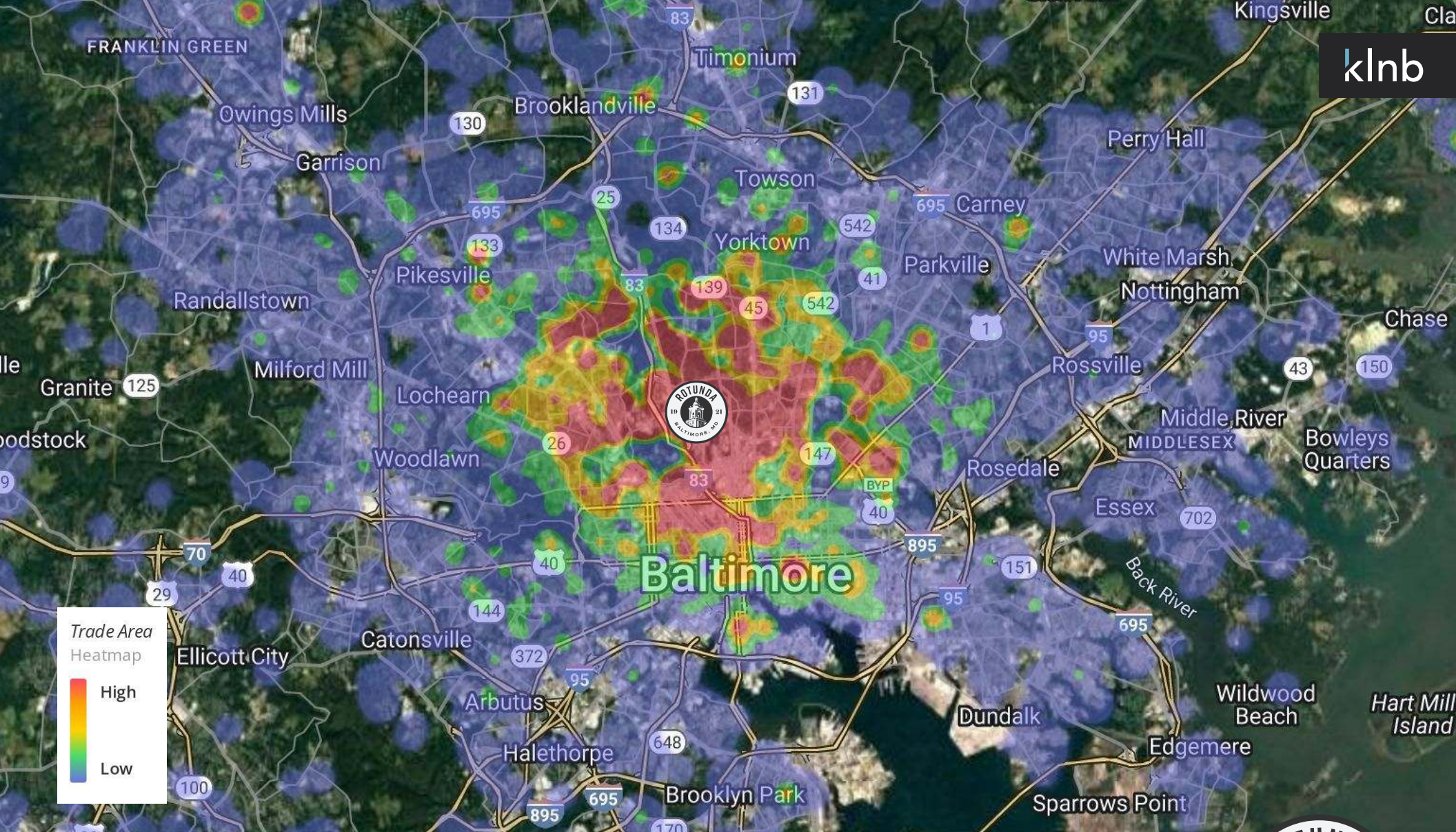
- More than 2.0% Increase
- +2.0% to -2.0%
- -2.1% to -6.0%
- -6.1% to -10.0%
- More than -10.1% Decrease



Population Change by Community



NEIGHBORHOOD DEMOGRAPHICS



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1.4M
VISITS
(2023)



317K
VISITORS
(2023)



294K
GLA
(SQ. FT)



1.1K
PARKING
SPACES



PLACER.AI
TRADE AREA

LOYOLA UNIVERSITY
(5,783 STUDENTS)



GUILFORD

SHERWOOD GARDENS

ROLAND PARK

15,700
[2023 ADT]



GREEN SPRING TOWER SQUARE

12,800
[2023 ADT]

125,185
[2023 ADT]



TV HILL

Pariah

ARTIFACT - COFFEE -

Union Mill
60 APTS

WOODBERRY KITCHEN



BIRROTECA
CRAFT BEER, WINE & ARTISAN PIZZA

ROOSEVELT PARK

12,510
[2023 ADT]

HAMPDEN

10,225
[2023 ADT]

THE ROTUNDA

THE FOOD MARKET
GRANO EMPORIO

THE AVENUE
AT W. 36TH STREET

W 36th St

CHARLES VILLAGE

9,790
[2023 ADT]

CHARLES VILLAGE

JOHNS HOPKINS UNIVERSITY
(5,407 STUDENTS)

HOPKINS SQUARE

MILL No 1



MARKET AERIAL

10,225
[2023 ADT]

PYLON

PYLON

WAREHOUSE CINEMAS
MOM
BRICK BODIES
corepower YOGA
18-8 club
STARBUCKS
MOD PIZZA
the JOINT
LEASING
711-733

ROTUNDA
BALTIMORE, MD
RESIDENCES AT THE ROTUNDA
Office: 410-821-8585
Retail: 301-461-9648

BANK OF AMERICA

AT

UNIVERSITY OF MARYLAND
URGENT CARE

MOM
MOM's Organic Market

xfinity

Starbucks

BARN & LODGE
[COMING 2024]

PURE RAW JUICE

moby dick
HOUSE OF KABOB

corepower
YOGA

CLUB PILATES

WAREHOUSE
CINEMAS

MOD

Massage Envy
SPA

BRICK
BODIES

2,205
[2023 ADT]

13,955
[2023 ADT]



CLOSE-UP
AERIAL



STORE LOCATIONS

[100] AVAILABLE..... 4,036 SF	[138] 18-8 Sushi..... 2,606 SF	[156] The Joint Chiropractic..... 1,244 SF	[167] AVAILABLE..... 3,267 SF
[102] Warehouse Cinema..... 33,759 SF	[140] Moby Dick Kabobs..... 2,000 SF	[157] Floyd's Barber Shop..... 1,318 SF	[168] Pure Barre..... 1,488 SF
[106] MOD Pizza..... 2,624 SF	[142] Pure Raw Juice..... 898 SF	[158] AVAILABLE..... 1,459 SF	[170] ATI Physical Therapy..... 3,548 SF
[107] Juvix the Tech Guy..... 1,174 SF	[144] DryBar..... 1,824 SF	[159] AVAILABLE..... 2,221 SF	[173] UMD Urgent Care..... 3,700 SF
[108] Message Envyy..... 3,070 SF	[150] AVAILABLE..... 670 SF	[158+159] COMBINED..... 3,680 SF	[180] Stretch Lab..... 1,100 SF
[115] AVAILABLE..... 8,245 SF	[151] AVAILABLE..... 1,936 SF	[160] Starbucks..... 2,094 SF	[183] Xfinity..... 5,000 SF
[130] Brick Bodies Gym..... 20,000 SF	[152] The Local Fry..... 1,230 SF	[161] Mani Luxe Salon..... 1,820 SF	[186] The Barn & Lodge..... 5,500 SF
[134] Club Pilates..... 1,688 SF	[153] The UPS Store..... 1,230 SF	[162] European Wax..... 1,820 SF	[192] Rita's Italian Ice..... 180 SF
[136] Corepower Yoga..... 3,574 SF	[155] Toki Tako..... 1,204 SF	[163] MOM's Organic Market..... 17,550 SF	
[137] Cinnaholic..... 1,092 SF	[154] Mi & Yu Noodle Bar..... 1,230 SF	[166] Bank of America..... 4,880 SF	



**RETAIL
SITE PLAN**

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