



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 2025.

Join these Retailers



**PROPERTY
HIGHLIGHTS**



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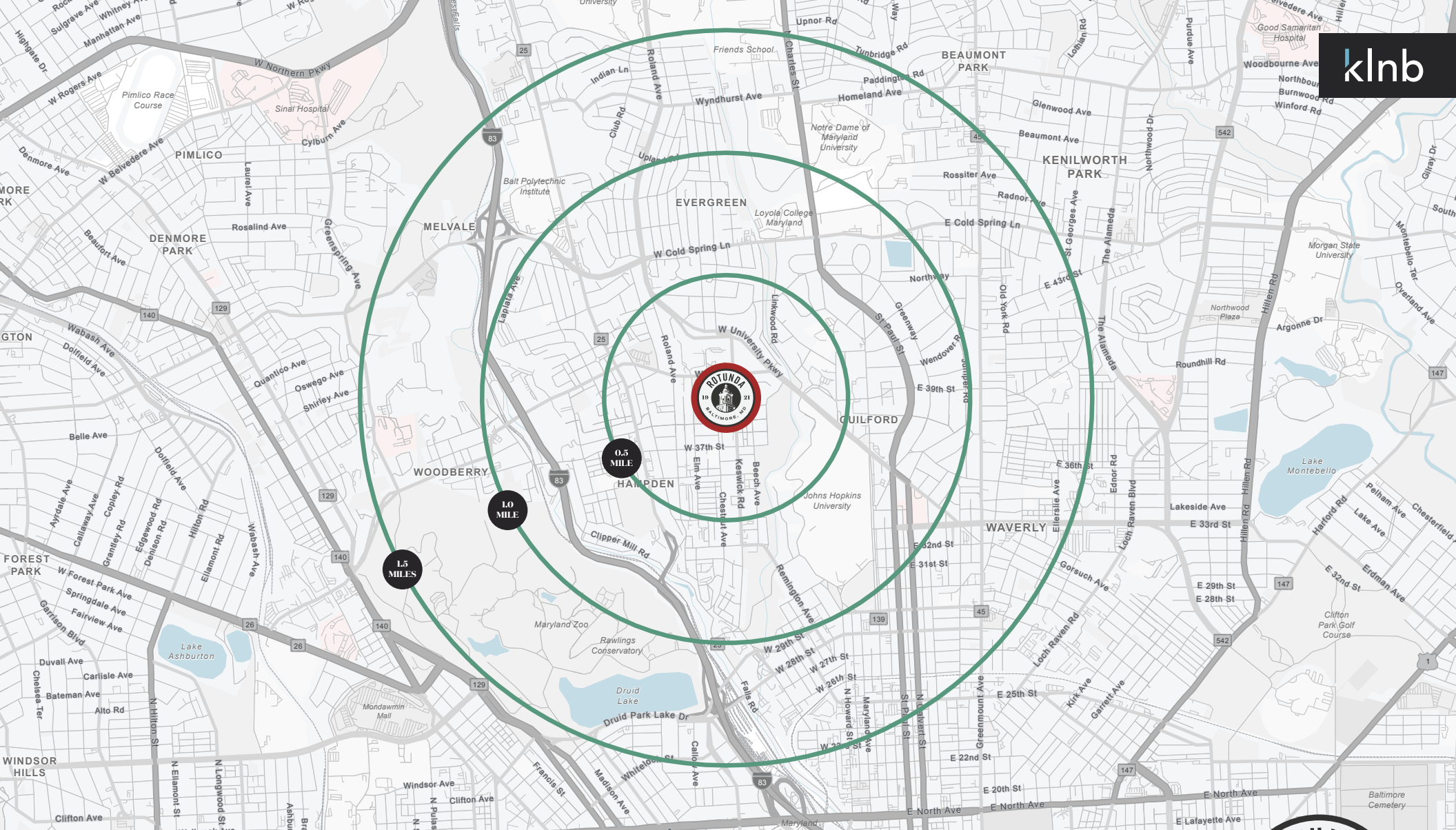


• New main entrance retail plaza opening in 2025

**CONCEPT
RENDERINGS**



**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

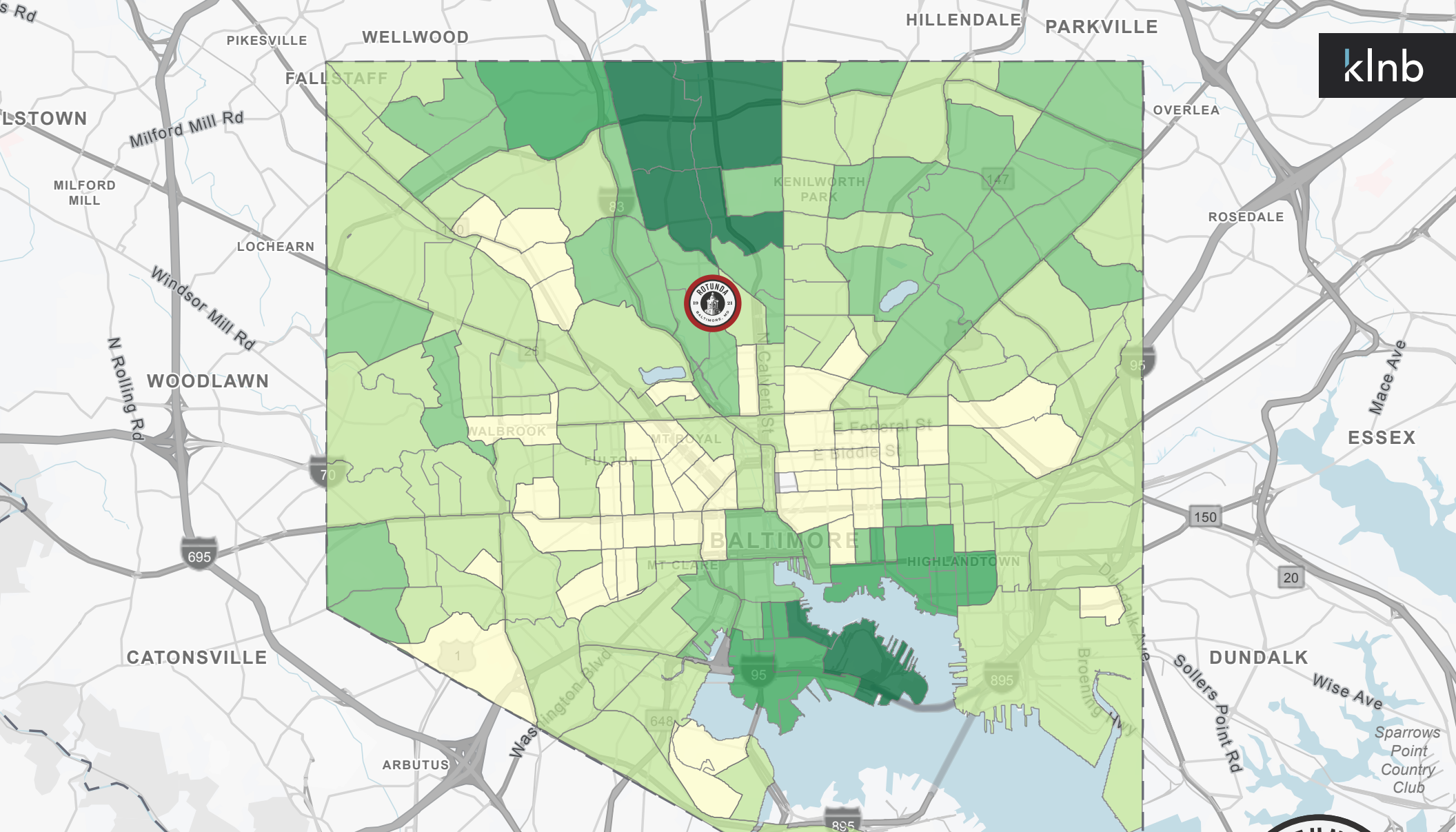







Median HH Income

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



PROPERTY DEMOGRAPHICS



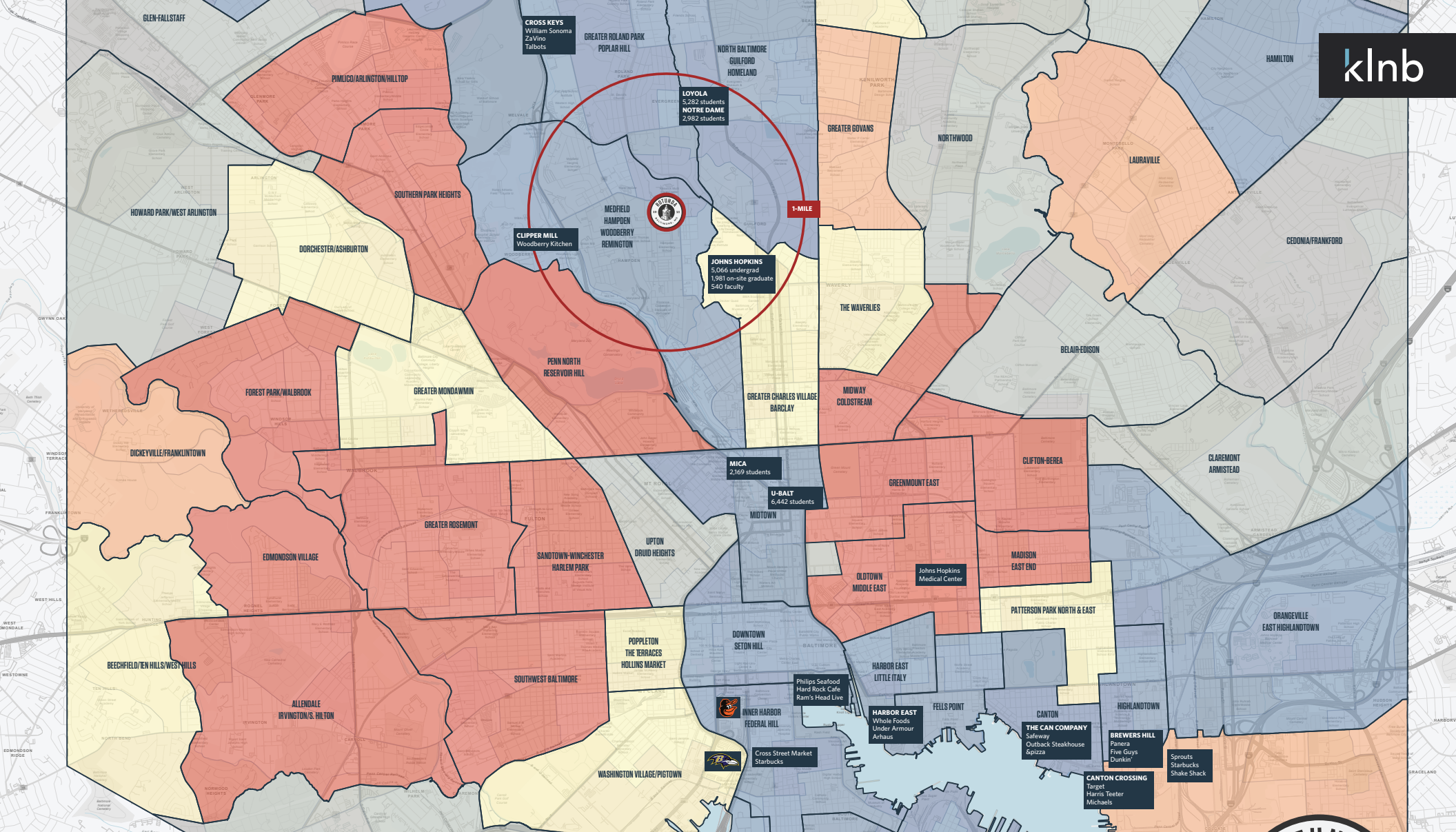
-  \$100,000 or more
-  \$75,000 to 100,000
-  \$50,000 to \$75,000
-  \$30,000 to \$50,000
-  Less than \$30,000



Average HH Income



NEIGHBORHOOD DEMOGRAPHICS

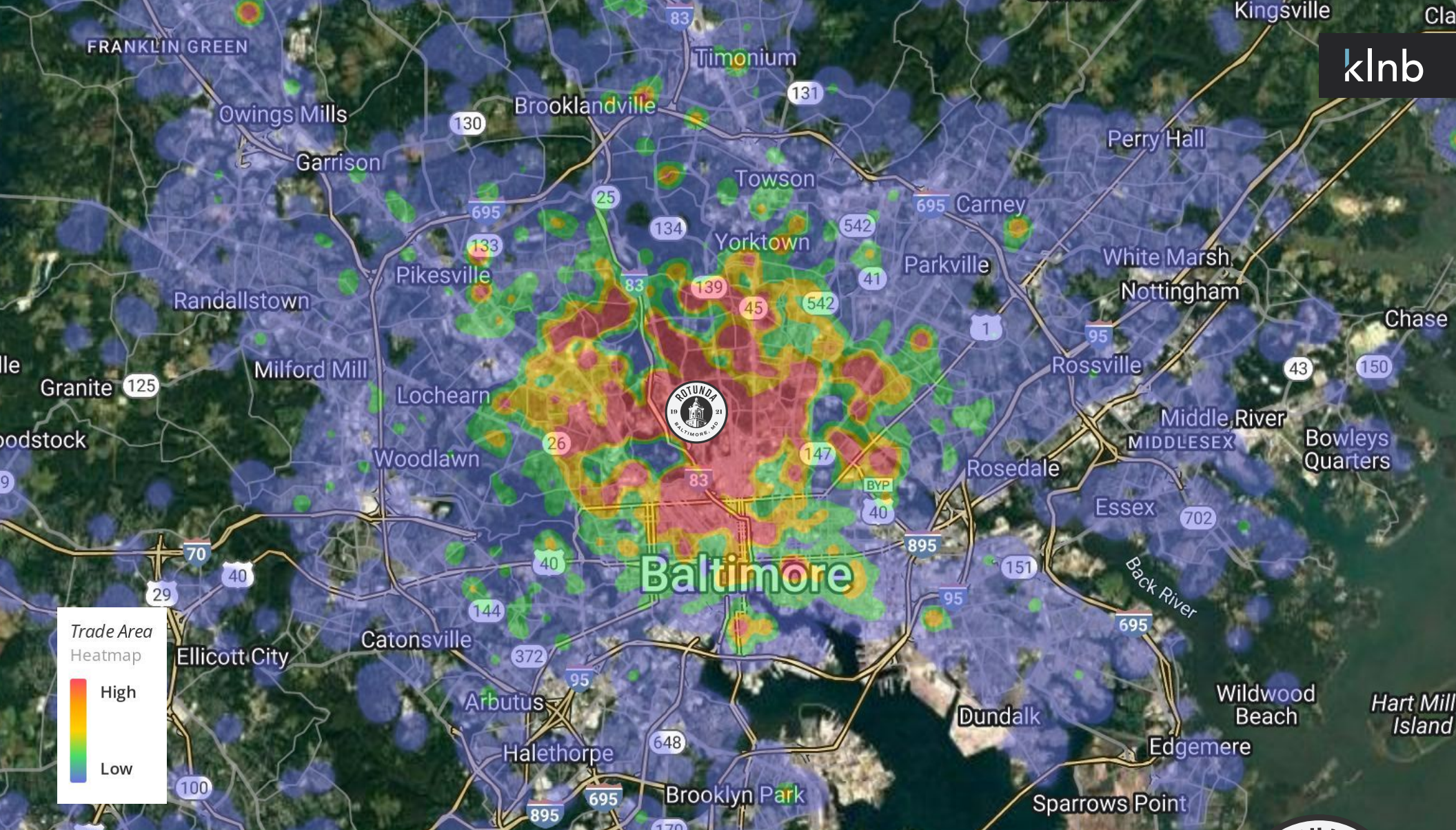


Population Change by Community

- 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



NEIGHBORHOOD DEMOGRAPHICS



**1.4M
VISITS
(2023)**



**317K
VISITORS
(2023)**



**294K
GLA
(SQ. FT)**



**1.1K
PARKING
SPACES**



**PLACER.AI
TRADE AREA**

LOYOLA UNIVERSITY
(5,783 STUDENTS)



CVS
DUNKIN'

15,700
[2023 ADT]

Miss Shirley's

GUILFORD

SHERWOOD GARDENS

GREEN SPRING TOWER SQUARE
Giant
DUNKIN'
RITE AID
T Mobile

12,800
[2023 ADT]

ROLAND PARK

125,185
[2023 ADT]

BALTIMORE SPLITTS COMPANY

UNION MILL

movement
CLASSIC YOGA FITNESS

TV HILL

10,225
[2023 ADT]

THE ROTUNDA
MOM
WAREHOUSE
Starbucks
MOD
corepower
YOGA
PURE JUICE
moby dick

9,790
[2023 ADT]

14,650
[2023 ADT]

HAMPDEN

WOODBERRY KITCHEN

ARTIFACT - COFFEE -

Union Mill
60 APTS

12,510
[2023 ADT]

LA CÚCHARA

ROOSEVELT PARK

BIRROTECA
CRAFT BEER, WINE & ARTISAN PIZZA

THE FOOD MARKET
GOLDEN WEST CAFE
WINE
CharMery
THE AVENUE AT W. 36TH STREET

W 36th St

CHARLES VILLAGE

CHARLES VILLAGE
BARNES & NOBLE
CVS
CHIPOTLE
honeygrow
SUBWAY
COLD STONE
POBELLY
Starbucks
THB

JOHNS HOPKINS UNIVERSITY
(5,407 STUDENTS)



HOPKINS SQUARE

7
ELEVEN

FedEx Office



MILL No 1

MARKET
AERIAL

WAREHOUSE CINEMAS
MOM
BRICK BODIES
repower YOGA
16-8 club STARBUCKS
MOD PIZZA xfinity
THE JOINT char-grilled
pure barre
M & Y Honda Bar
KISS & RIDE
ROTUNDA BALTIMORE, MD
RESIDENCES AT THE ROTUNDA
Office: 410-821-8585
Retail: 301-461-9648
LEASING
711-733

10,225 [2023 ADT]

PYLON

PYLON

pure barre

BANK OF AMERICA

MOM MOM's Organic Market



STRETCH LAB

xfinity

BARN & LODGE [COMING 2025]

WAREHOUSE CINEMAS

MOD

Massage Envy SPA

PURE RAW JUICE

moby dick HOUSE OF KABOB

corepower YOGA

CLUB PILATES

BRICK BODIES

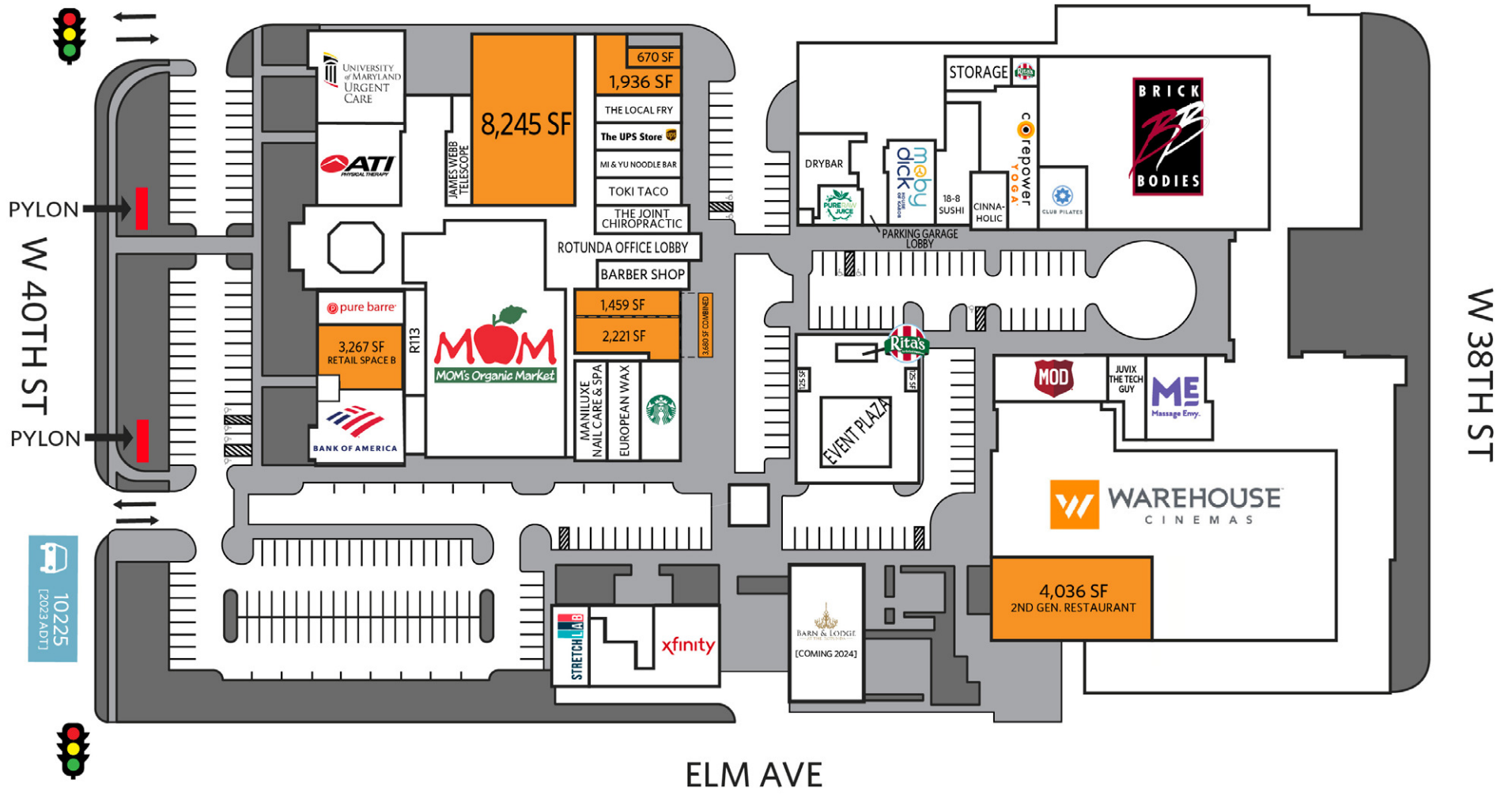
UNIVERSITY OF MARYLAND URGENT CARE

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 Envy..... 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**

klnb

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