



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.

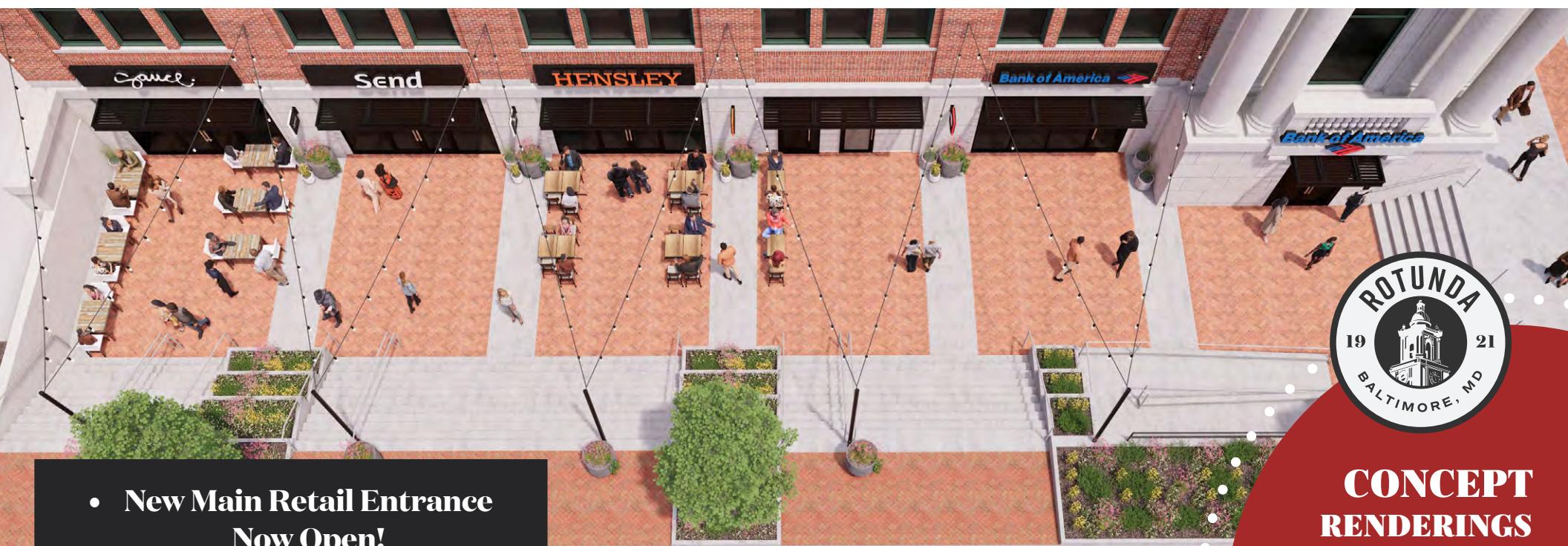
### Join these Retailers



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**PROPERTY  
HIGHLIGHTS**

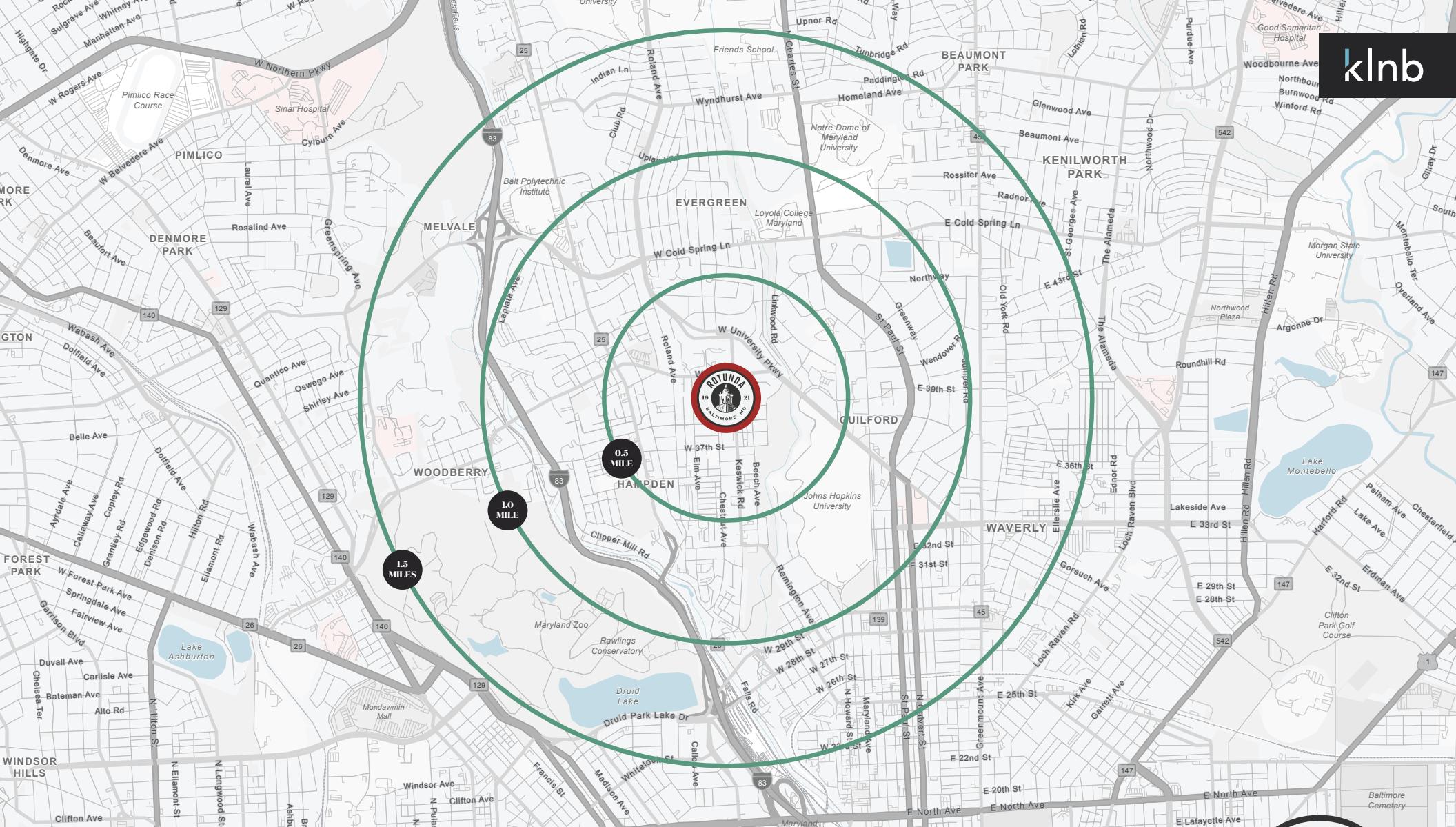


- **New Main Retail Entrance**  
**Now Open!**

**CONCEPT  
RENDERINGS**



CONCEPT  
RENDERINGS



**Total Population**



**Daytime Population**



**Median HH Income**

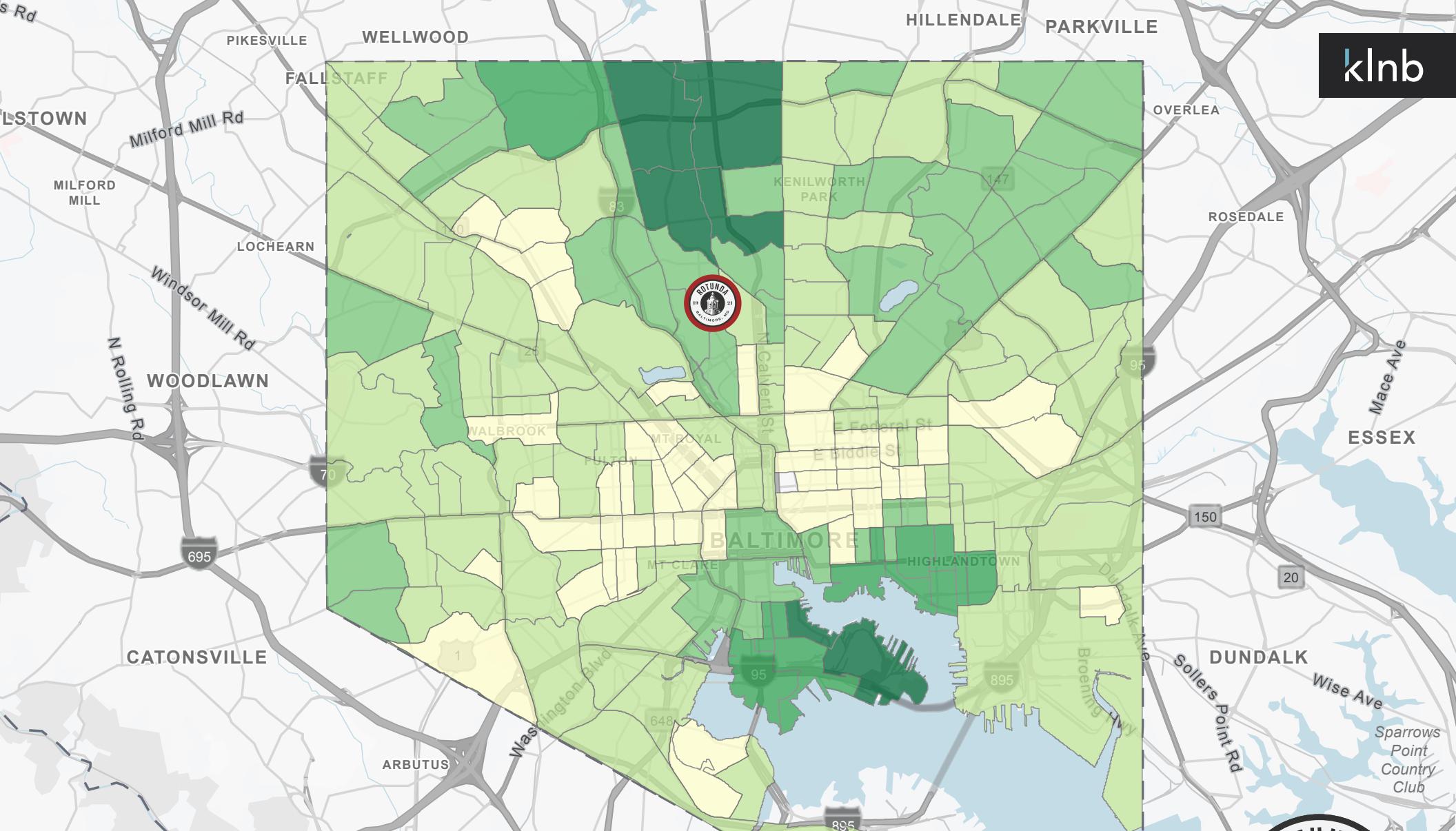
0.5 Mile.....10,414  
 1.0 Mile.....29,297  
 1.5 Mile.....54,512

0.5 Mile.....8,895  
 1.0 Mile.....29,379  
 1.5 Mile.....53,147

0.5 Mile.....\$88,298  
 1.0 Mile.....\$85,215  
 1.5 Mile.....\$73,998

**PROPERTY  
DEMOGRAPHICS**



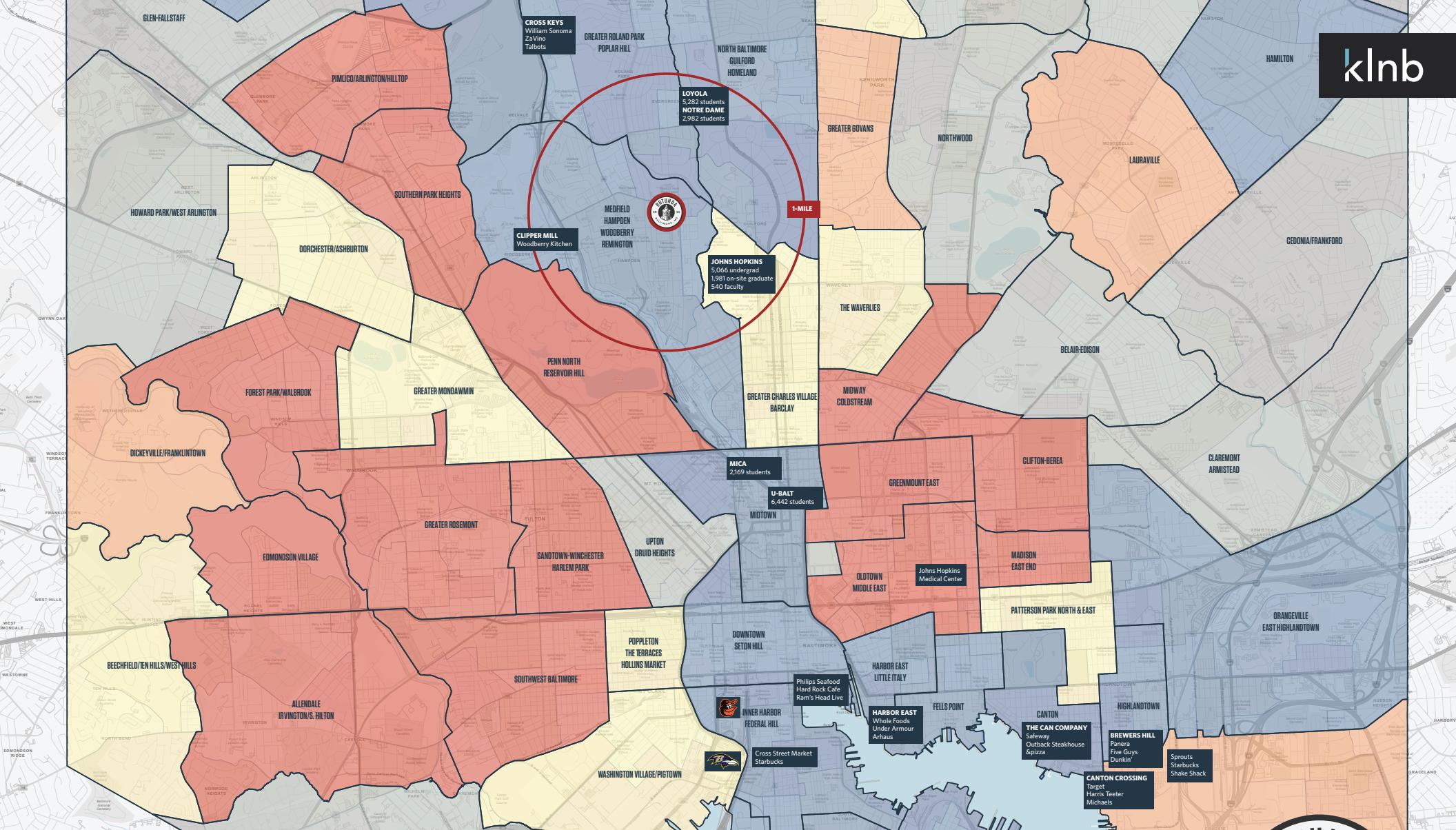


Average HH  
Income

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



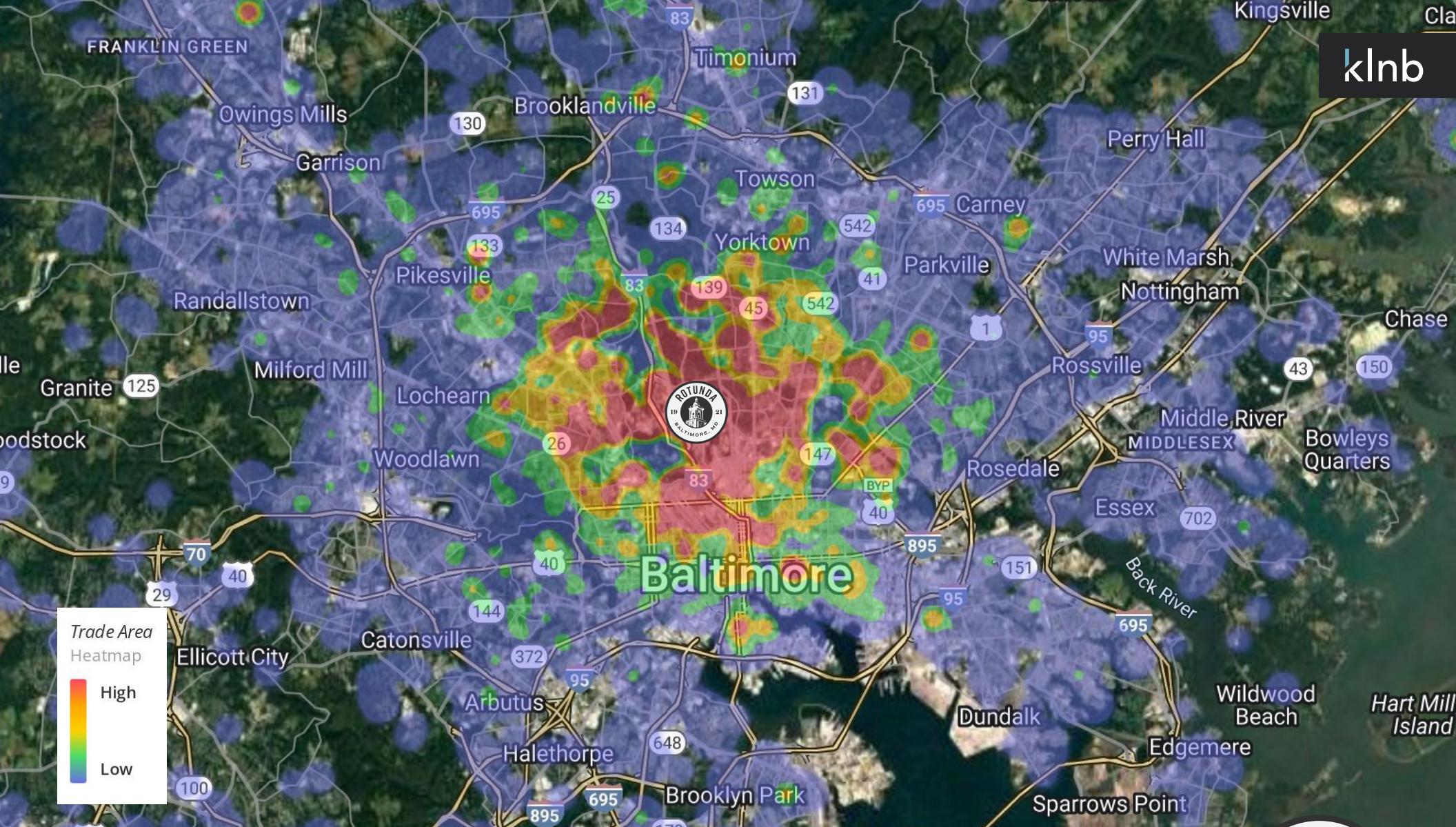
NEIGHBORHOOD  
DEMOGRAPHICS



**Population  
Change  
by Community**



**NEIGHBORHOOD  
DEMOGRAPHICS**



**1.9M**  
VISITS  
(2025)



**374K**  
VISITORS  
(2025)



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



**1.1K**  
PARKING  
SPACES



**PLACER.AI**  
TRADE AREA

LOYOLA UNIVERSITY  
[5,783 STUDENTS]

# ROLAND PARK

# GUILFORD

SHERWOOD  
GARDENS14,611  
[2024 ADT]

GREEN SPRING TOWER SQUARE

D  
12,761  
[2024 ADT]D  
12,4945  
[2024 ADT]

TV HILL

THE ROTUNDA

9,360  
[2024 ADT]

# HAMPDEN

WOODBERRY  
KITCHENARTIFACT  
- COFFEE -Union Mill  
60 APTSROOSEVELT  
PARKD  
12,471  
[2024 ADT]BIRROTECA  
CRAFT BEER, WINE & ARTISAN PIZZA

THE FOOD MARKET

Charmery  
THE AVENUE  
AT W. 36TH STREET

83

MILL N°1

CHARLES VILLAGE

JOHNS HOPKINS  
UNIVERSITY  
[5,407 STUDENTS]

# CHARLES VILLAGE



**MARKET**  
**AERIAL**



**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] Hamilton Family Dentistry	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] AT LEASE	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] Ovenbird Bakery	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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