

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



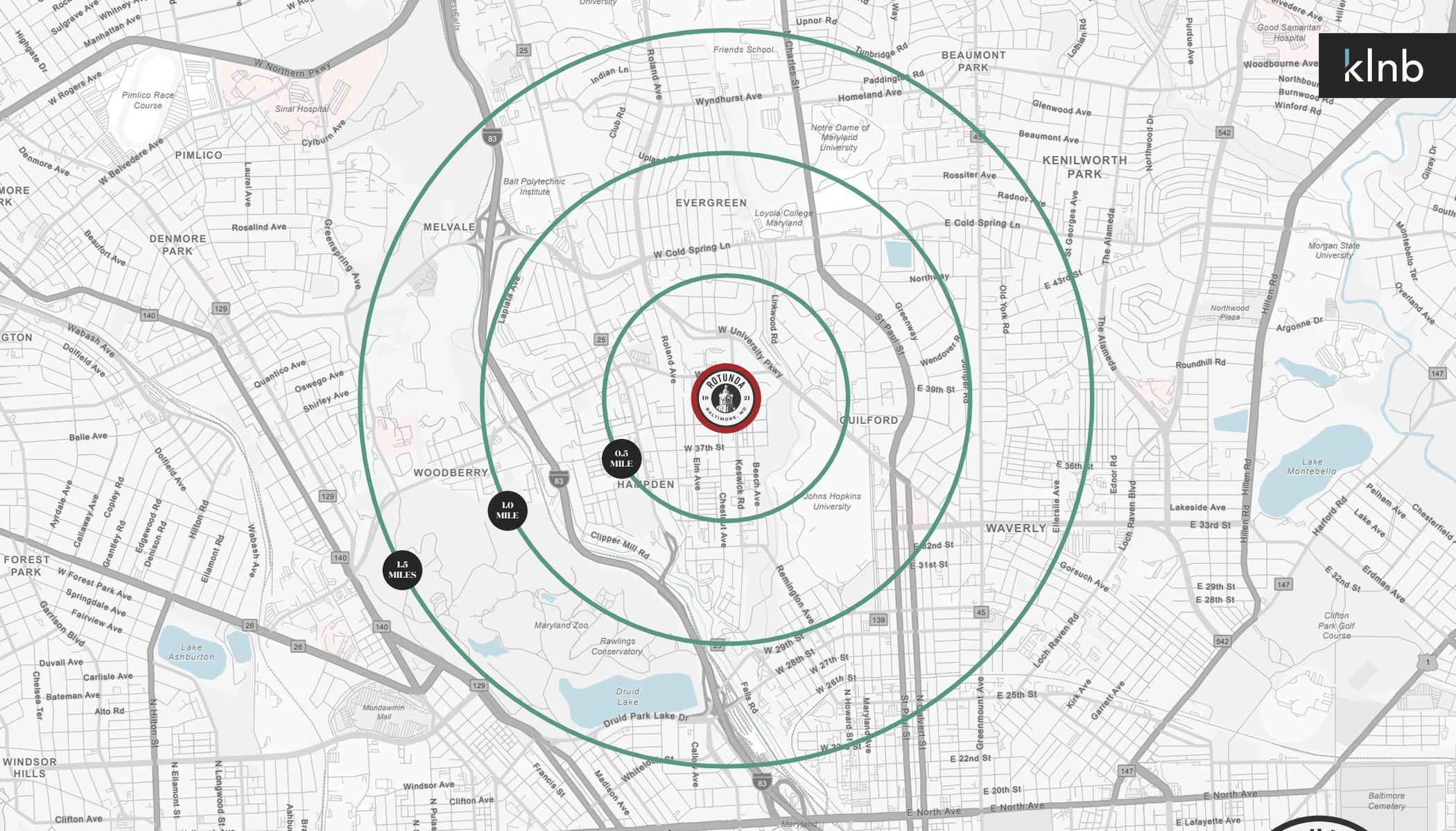
Join these Retailers



**PROPERTY
HIGHLIGHTS**



**CONCEPT
RENDERINGS**



0.5 MILE

1.0 MILE

1.5 MILES



Total Population

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



Daytime Population

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

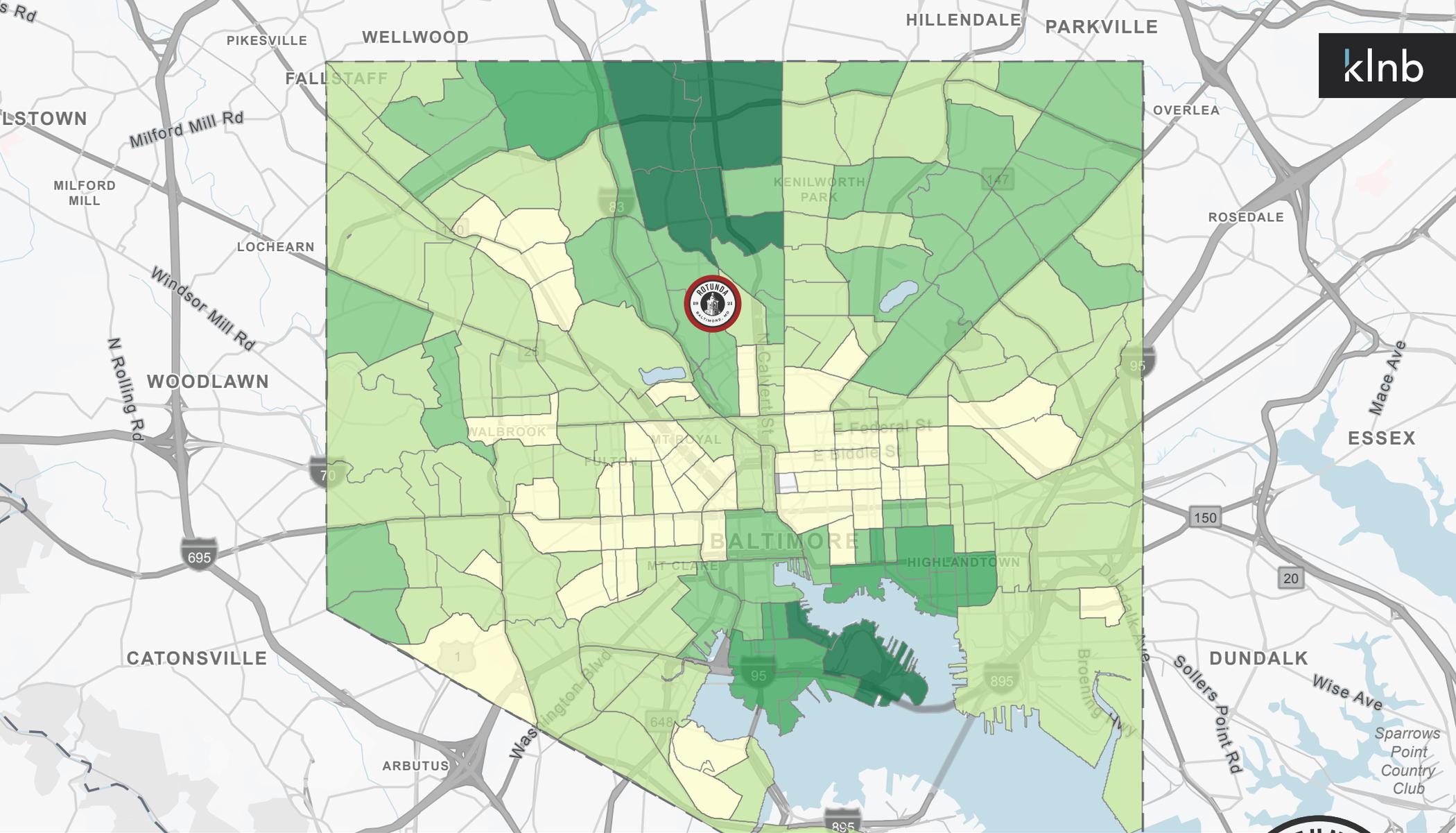


Median HH Income

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



PROPERTY DEMOGRAPHICS



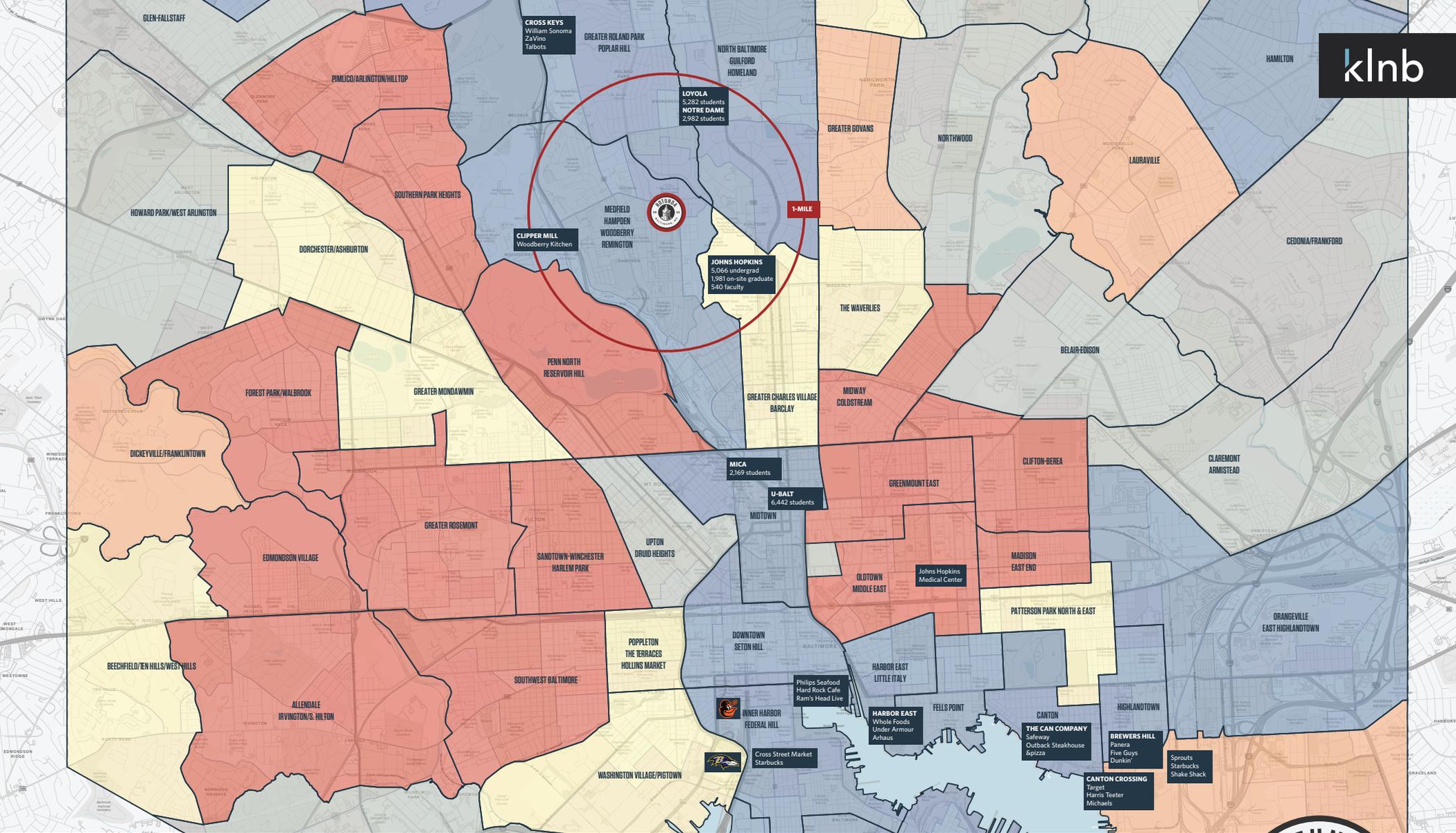
-  \$100,000 or more
-  \$75,000 to 100,000
-  \$50,000 to \$75,000
-  \$30,000 to \$50,000
-  Less than \$30,000



Average HH Income



NEIGHBORHOOD DEMOGRAPHICS



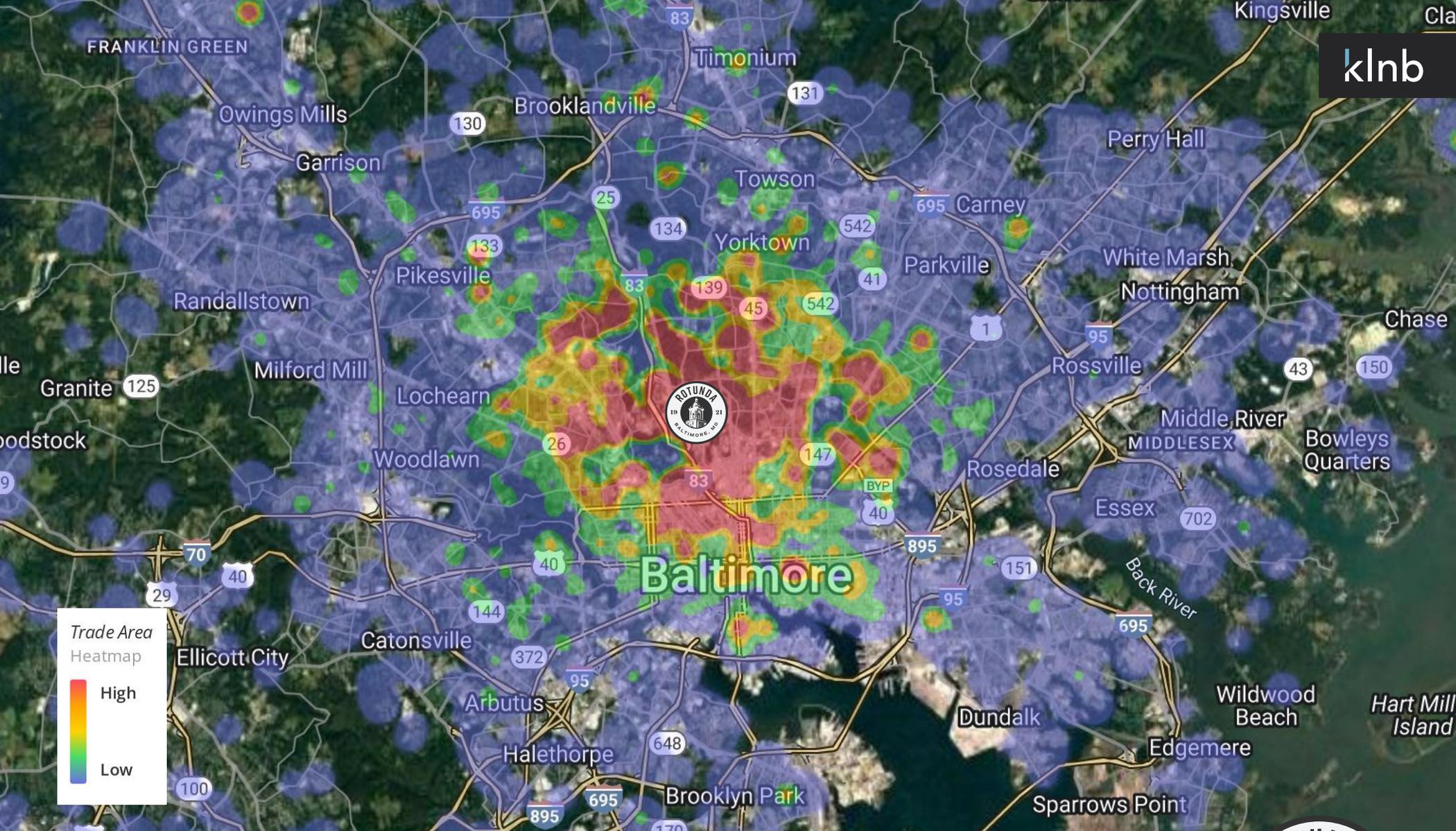
- More than 2.0% Increase
- +2.0% to -2.0%
- -2.1% to -6.0%
- -6.1% to -10.0%
- More than -10.1% Decrease



Population Change by Community



NEIGHBORHOOD DEMOGRAPHICS



Trade Area
Heatmap

High

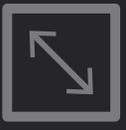
Low



1.9M
VISITS
(2025)



374K
VISITORS
(2025)



294K
GLA
(SQ. FT)



1.1K
PARKING
SPACES



PLACER.AI
TRADE AREA

LOYOLA UNIVERSITY
(5,783 STUDENTS)



15,651
[2024 ADT]

CVS
DUNKIN'

Miss Shirley's

GUILFORD

SHERWOOD GARDENS

ROLAND PARK

GREEN SPRING TOWER SQUARE
Giant RITE AID
DUNKIN' CHIPOTLE

12,761
[2024 ADT]

12,945
[2024 ADT]

BALTIMORE SPORTS COMPANY
movement
CLUBS: YOGA • FITNESS

THE ROTUNDA
MOM WAREHOUSE
Starbucks BRICK FOSBELL PURE JUICE
corepower YOGA
meby dICK CLUB PILATES

9,360
[2024 ADT]

14,611
[2024 ADT]

TV HILL

ARTIFACT - COFFEE -

Union Mill
60 APTS

WOODBERRY KITCHEN

LA CÚCHARA

ROOSEVELT PARK

BIRROTECA
CRAFT BEER, WINE & ARTISAN PIZZA

12,471
[2024 ADT]

HAMPDEN

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

W 36th St

JOHNS HOPKINS UNIVERSITY
(5,407 STUDENTS)

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

9,761
[2024 ADT]



CHARLES VILLAGE

HOPKINS SQUARE

7 ELEVEN
FedEx Office



MILL No 1

MARKET
AERIAL



9,360 [2024 ADT]

PYLON

PYLON

pure barre

CLUB PILATES

AT

UNIVERSITY OF MARYLAND URGENT CARE

BANK OF AMERICA

MOM's Organic Market

Starbucks

STRETCH LAB

xfinity

BARN & LODGE

PURE RAW JUICE

moby dick HOUSE OF KABOB

corepower YOGA

CLUB PILATES

WAREHOUSE CINEMAS

Massage Envy SPA

BRICK BODIES

2,205 [2024 ADT]

12,710 [2024 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] Hamilton Family Denistry..... 3,267 SF
[102] Warehouse Cinema..... 33,759 SF	[140] Moby Dick Kabobs..... 2,000 SF	[157] AVAILABLE..... 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] AVAILABLE..... 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] AVAILABLE..... 2,221 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

klnb

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