



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



klnb



**PROPERTY
HIGHLIGHTS**

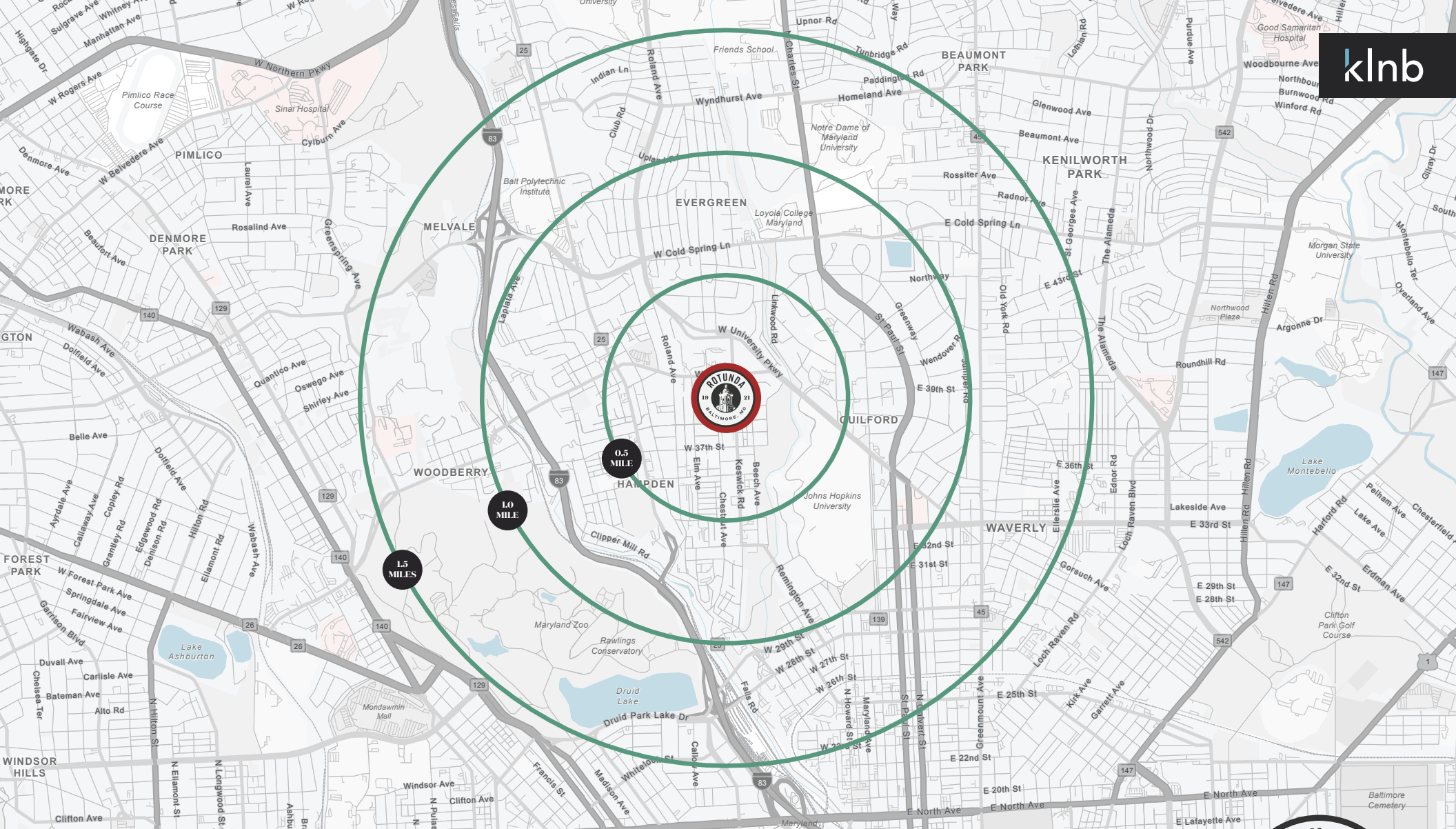


• New Main Retail Entrance
Now Open!

**CONCEPT
RENDERINGS**



**CONCEPT
RENDERINGS**



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

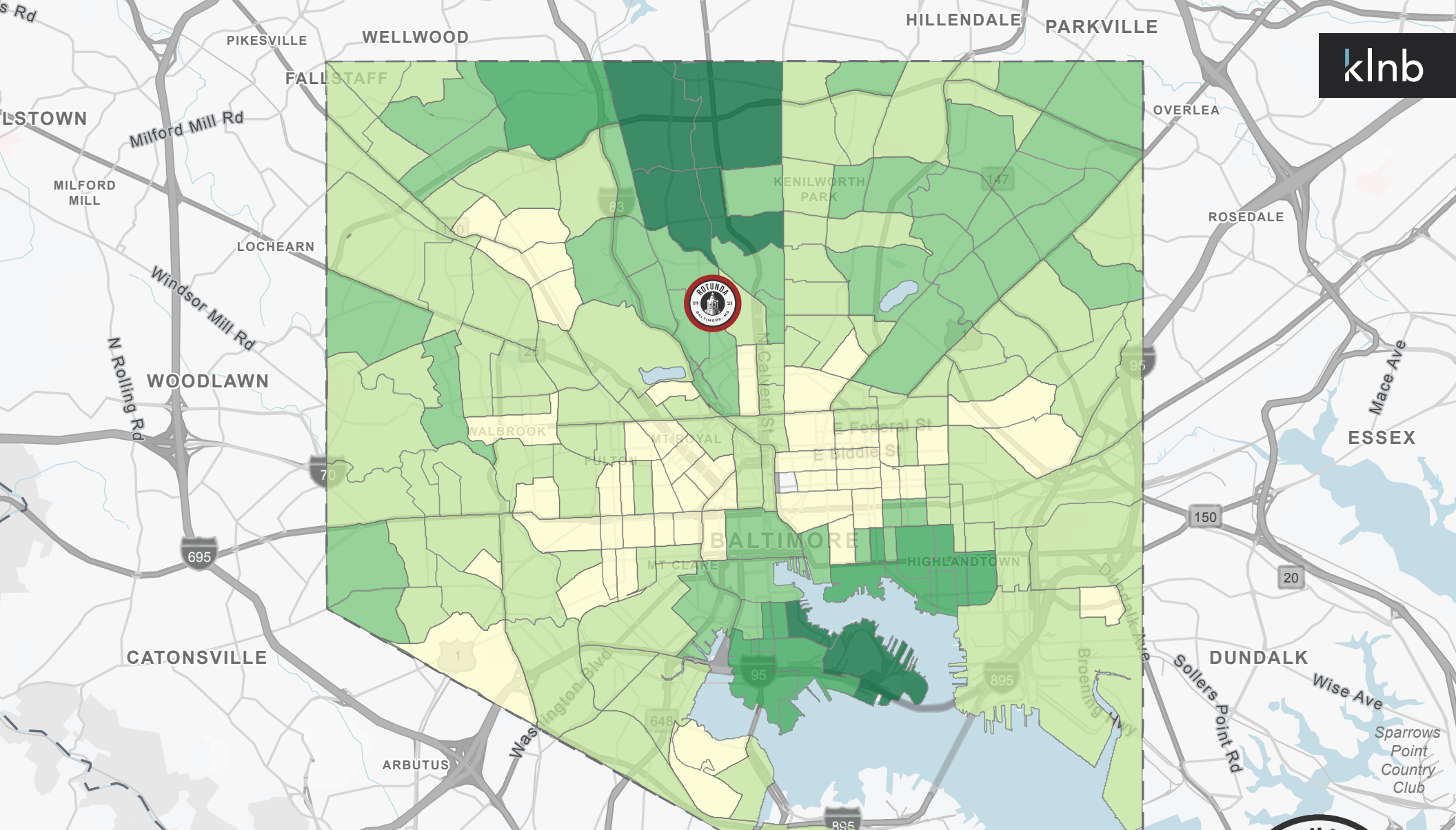


Median HH Income

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



PROPERTY DEMOGRAPHICS

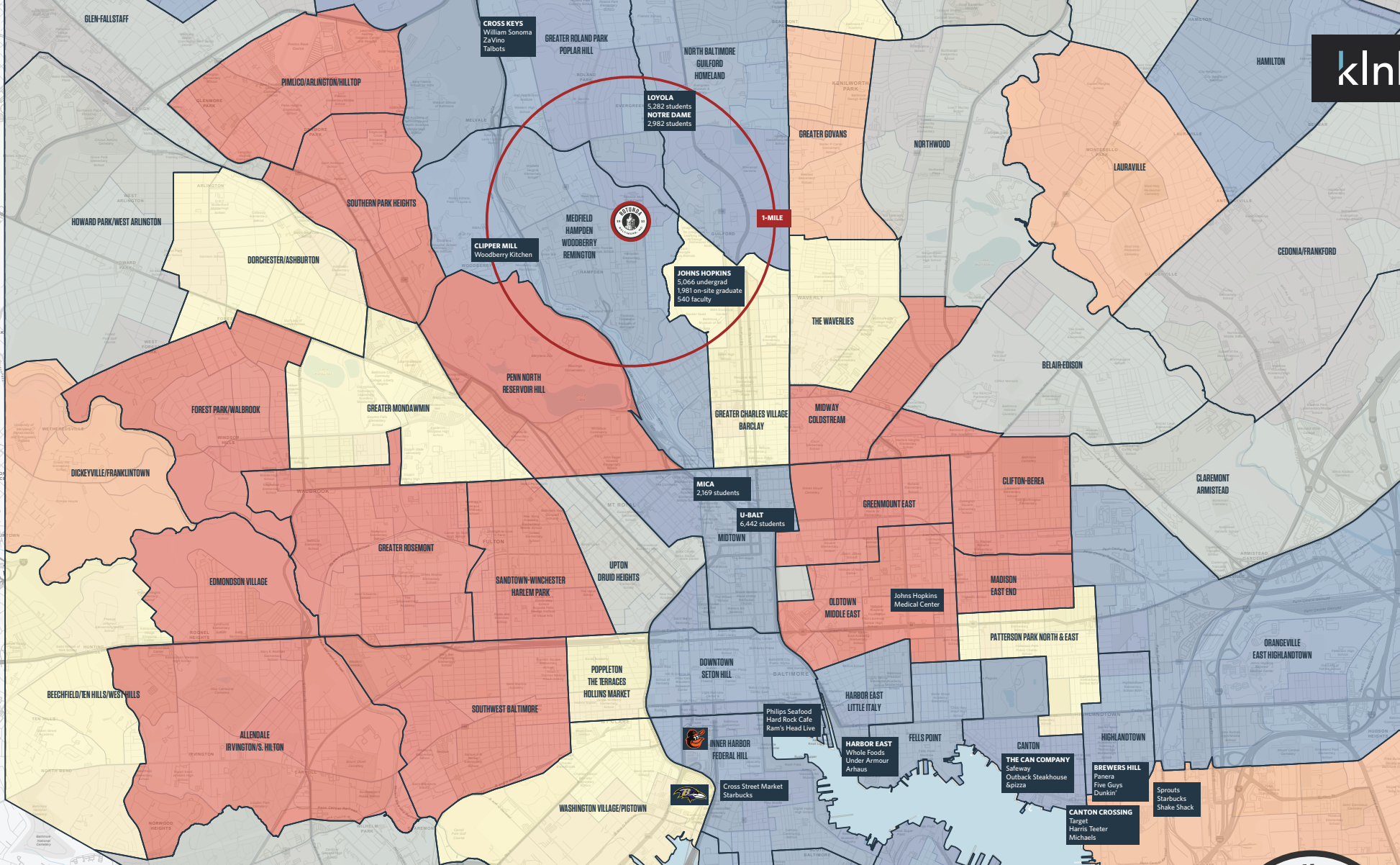


Average HH
Income

- \$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

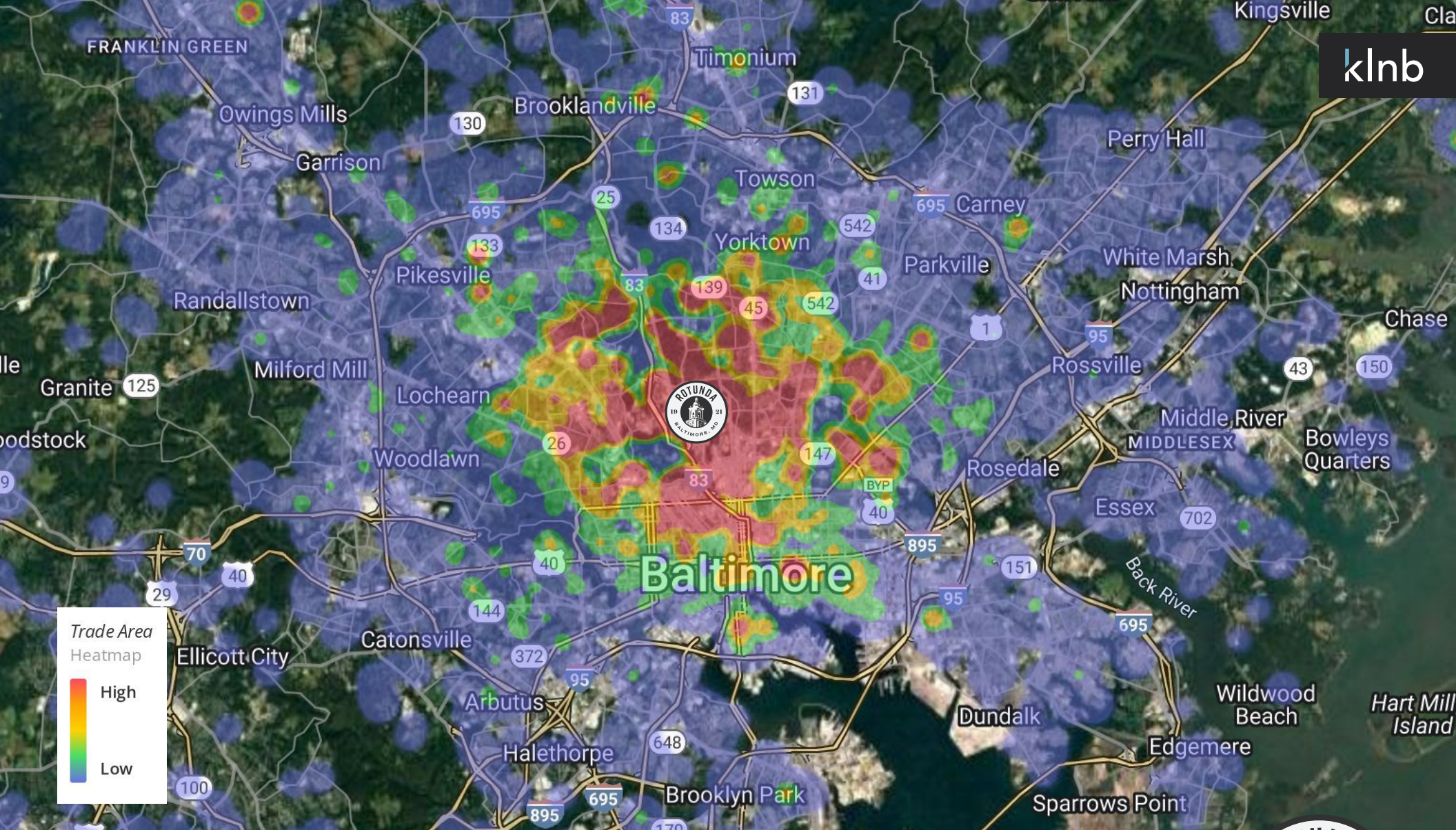


Population Change by Community

- 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)

E Cold Spring Ln

15,700
[2023 ADT]

CVS
DUNKIN'

Miss Shirley's



GUILFORD

SHERWOOD GARDENS

GREEN SPRING TOWER SQUARE
Giant DUNKIN' RITE AID T Mobile

12,800
[2023 ADT]

ROLAND PARK

W University Pkwy

W 40th 10,225
[2023 ADT]

Charles St

St Paul St

E 39th St

14,650
[2023 ADT]

BALTIMORE SPLITTS COMPANY



movement
CLIMATIC VIDEO FITNESS

TV HILL

THE ROTUNDA
Apple Warehouse MOD corepower YOGA PURE JUICE moby dick

ARTIFACT -COFFEE-

Union Mill
60 APTS

WOODBERRY KITCHEN

LA CÚCHARA

BIRROTECA
CRAFT BEER, WINE & ARTISAN PIZZA

ROOSEVELT PARK

12,510
[2023 ADT]

HAMPDEN

W 36th St

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

CHARLES VILLAGE

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

JOHNS HOPKINS UNIVERSITY
(5,407 STUDENTS)



HOPKINS SQUARE



FedEx Office

MARKET
AERIAL



MILL No 1

WAREHOUSE CINEMAS
MOM'S ORGANIC MARKET
BRICK BODIES
corepower YOGA
16-65 CLUB PILATES
STARBUCKS
MOD PIZZA
MOD JOINT
pure barre
MA & NY HOODIE BAR
KINSAHLER
ROTUNDA BALTIMORE, MD
ICON
RESIDENCES AT THE ROTUNDA
LEASING Office: 410-821-8585
Retail: 301-461-8648
711-733

PYLON

10,225
[2023 ADT]

PYLON

pure barre

BANK OF AMERICA

ATI
PHYSICIAN GROUP

UNIVERSITY of MARYLAND
URGENT CARE

MOM'S
MOM'S Organic Market

STRETCH LAB

xfinity



BARN & LODGE
[COMING 2025]

PURE RAW JUICE

moby dick
HOUSE OF KABOB

corepower
YOGA

CLUB PILATES

BRICK
BODIES

WAREHOUSE
CINEMAS

MOD

Massage Envy
SPA

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] 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**



100 West Road, Suite 505, Towson, MD 21204

MICHAEL GINSBURG
mginsburg@klnb.com
443-632-2041

ALEX SHEARER
ashearer@klnb.com
443-632-2081

RYAN WILNER
rwilner@klnb.com
443-632-2058

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