



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



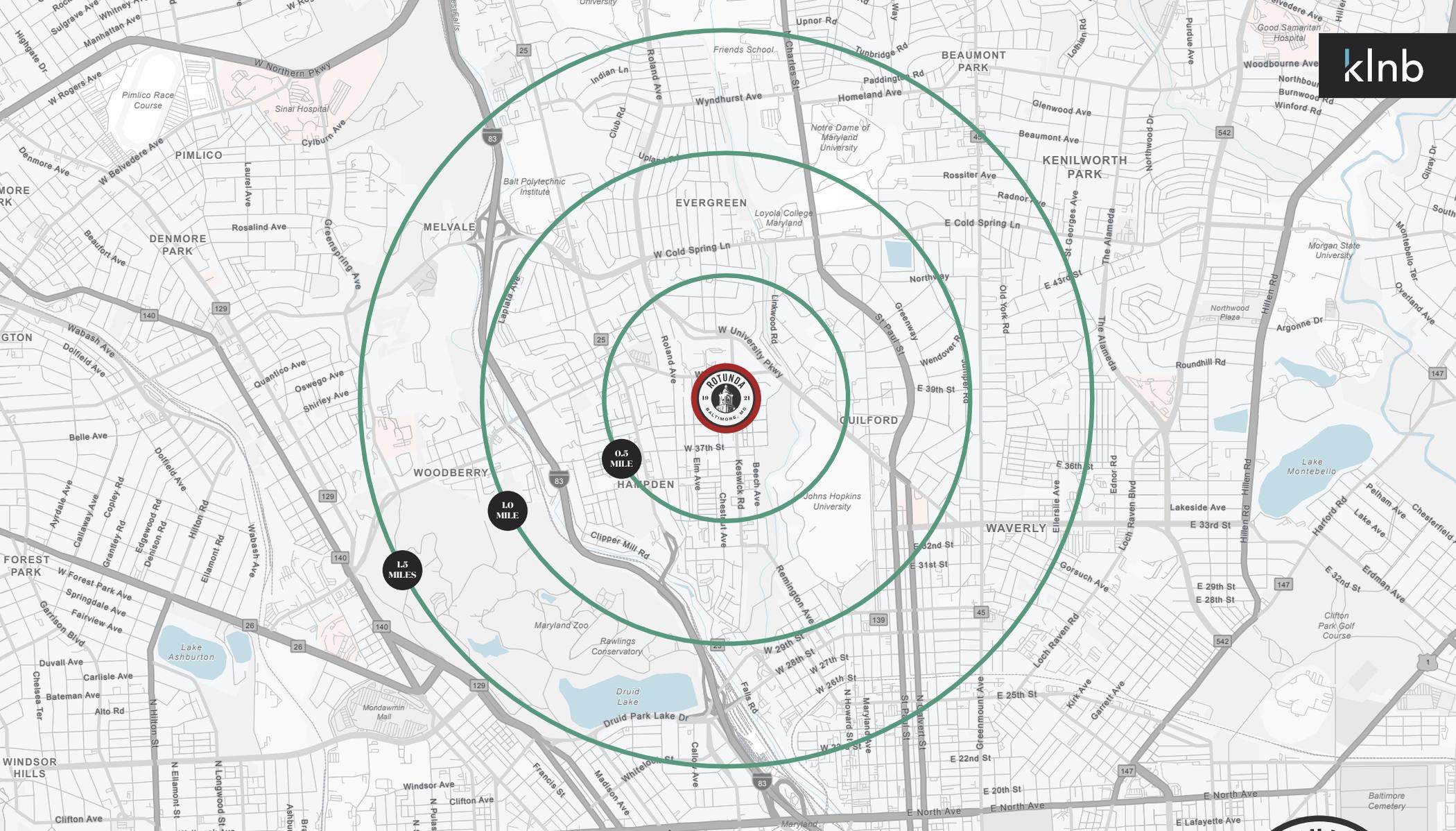
### Join these Retailers



**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

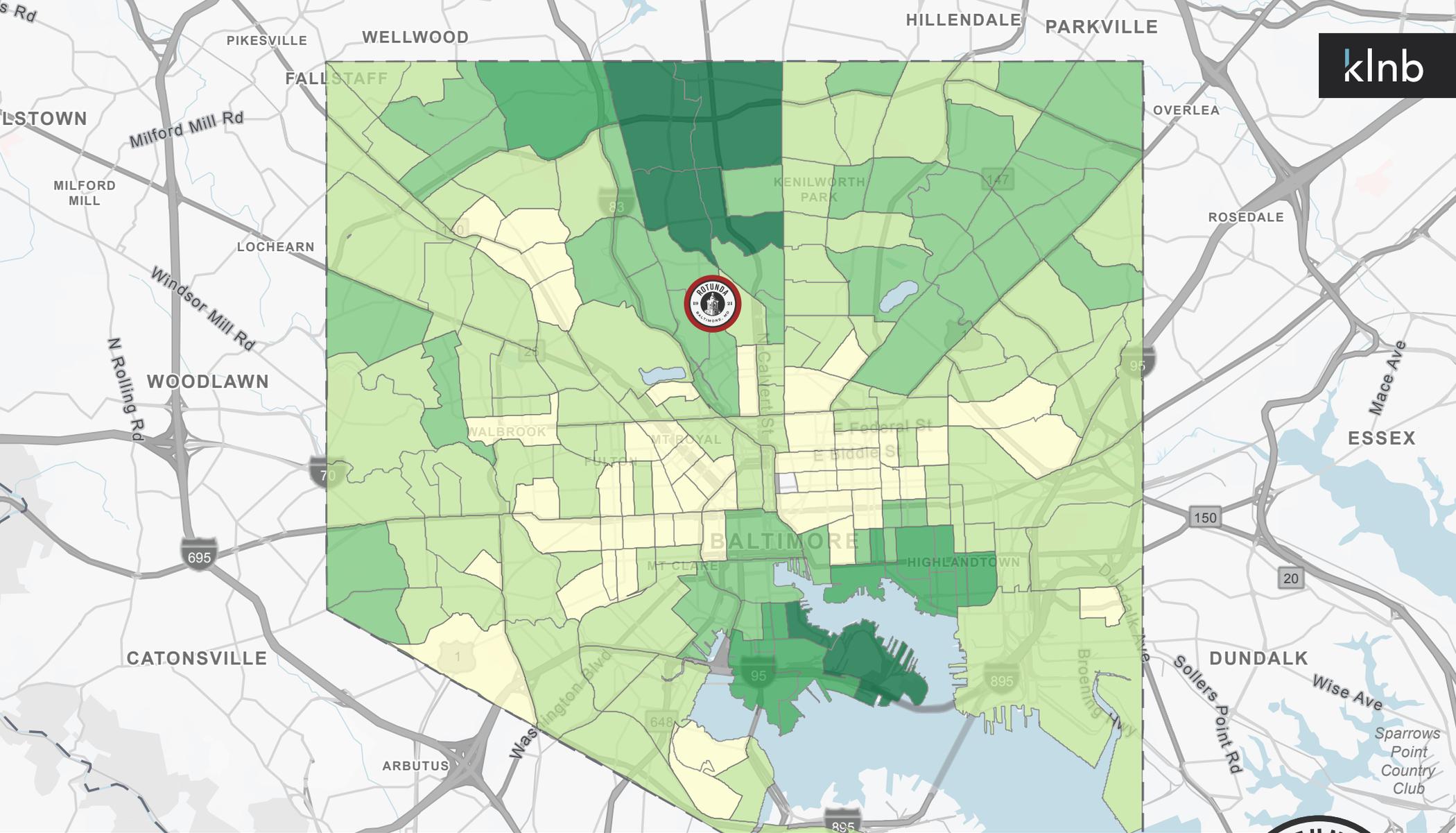


**Median HH Income**

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



**PROPERTY DEMOGRAPHICS**



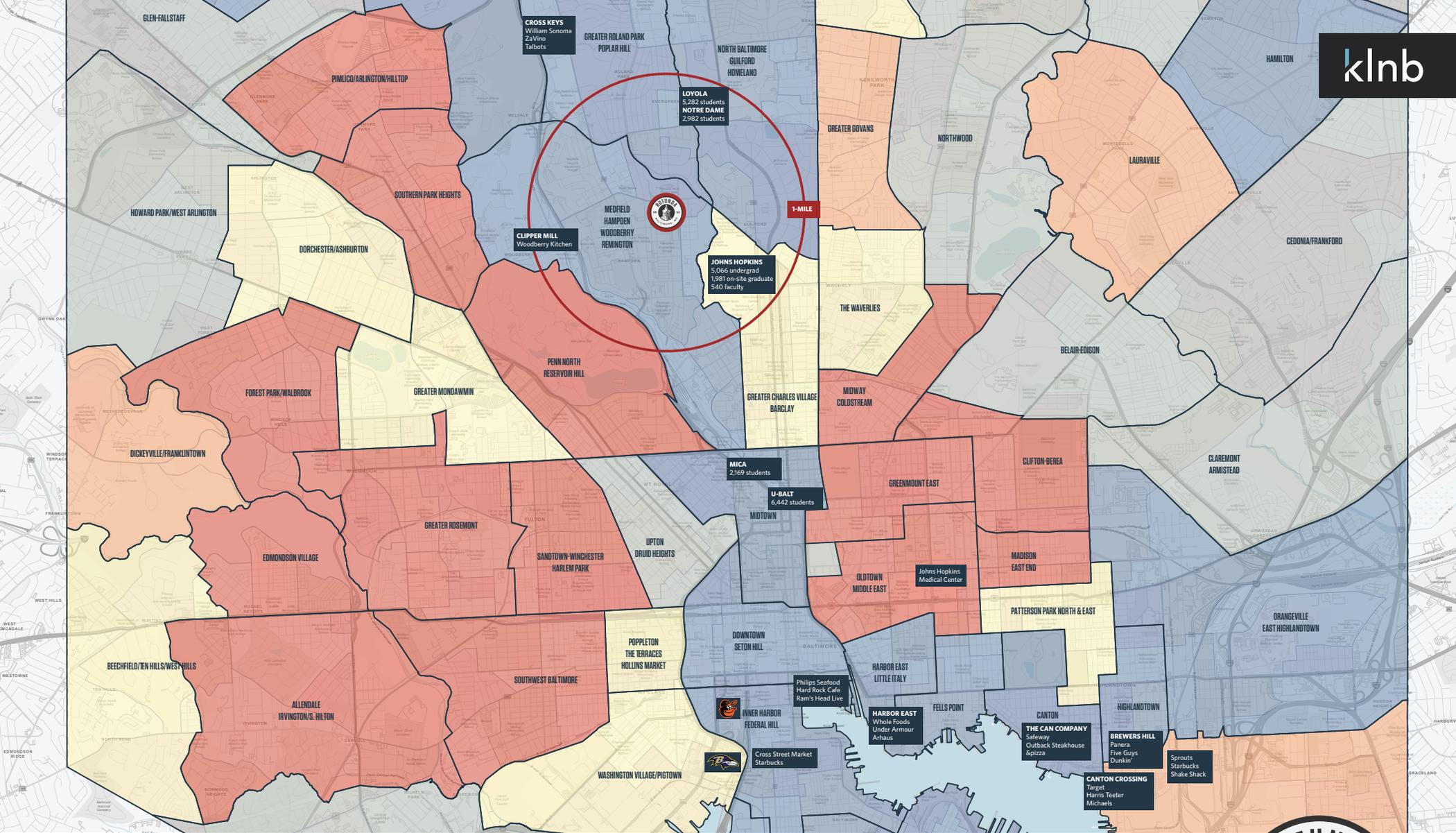
-  \$100,000 or more
-  \$75,000 to 100,000
-  \$50,000 to \$75,000
-  \$30,000 to \$50,000
-  Less than \$30,000



Average HH Income



**NEIGHBORHOOD DEMOGRAPHICS**

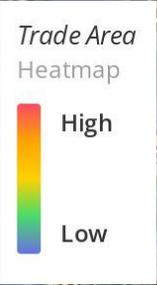
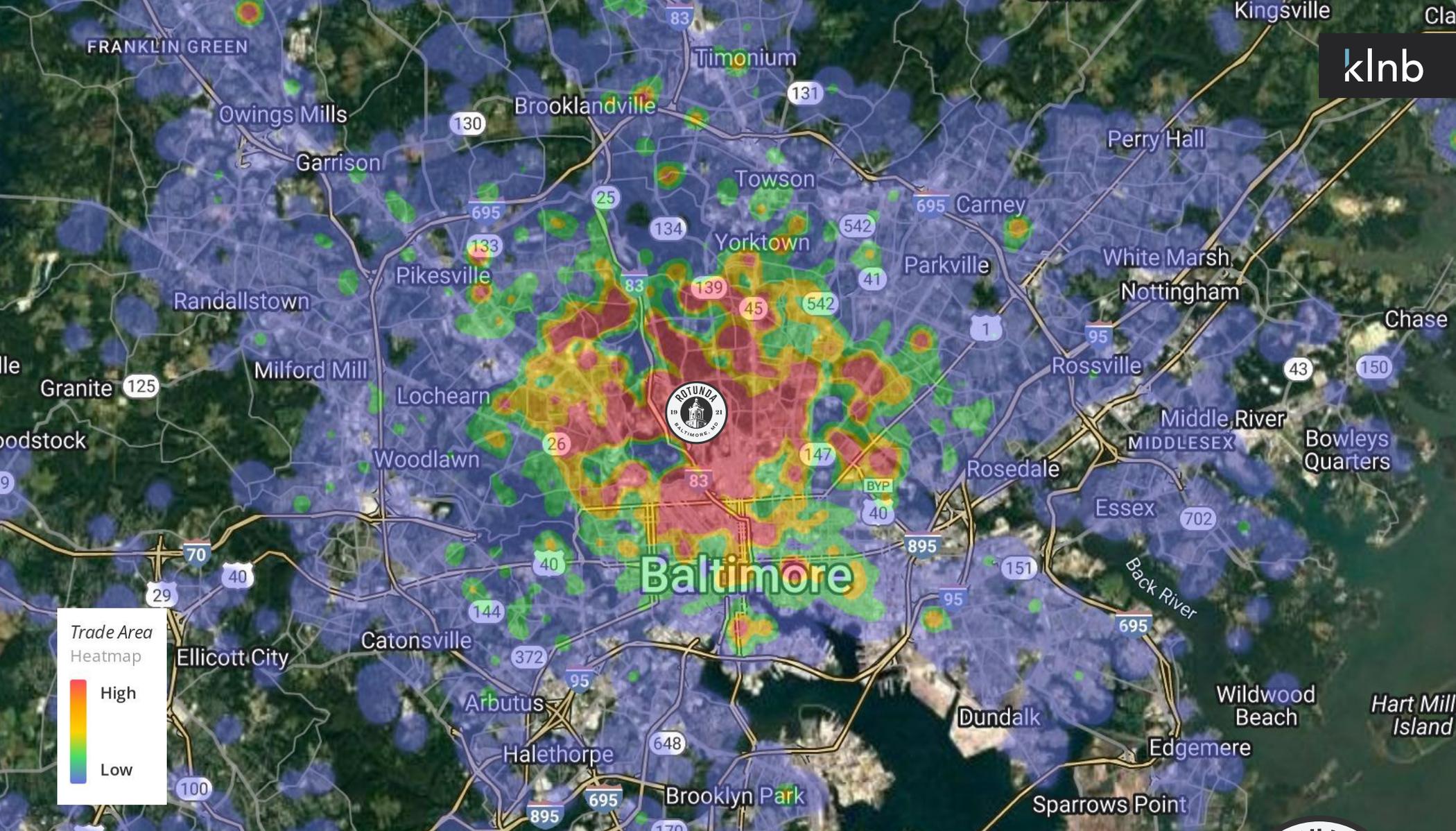


**Population Change by Community**

- 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



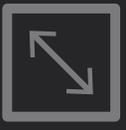
**NEIGHBORHOOD DEMOGRAPHICS**



**1.9M**  
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

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 CUCHARA

ROOSEVELT PARK

BIRROTECA  
CRAFT BEER, WINE & ARTISAN PIZZA

# HAMPDEN

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

12,471  
[2024 ADT]

JOHNS HOPKINS UNIVERSITY  
(5,407 STUDENTS)

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



# CHARLES VILLAGE

HOPKINS SQUARE  
7 ELEVEN  
FedEx Office

MARKET AERIAL



MILL No 1



9,360 [2024 ADT]

PYLON

PYLON

pure barre

CLUB PILATES

AT! PRODUCTIONS

UNIVERSITY OF MARYLAND URGENT CARE

BANK OF AMERICA

MOM's Organic Market

STRETCH LAB

xfinity

Starbucks

BARN & LODGE

PURE RAW JUICE

moby dick HOUSE OF KABOB

corepower YOGA

CLUB PILATES

WAREHOUSE CINEMAS

Massage Envy SPA

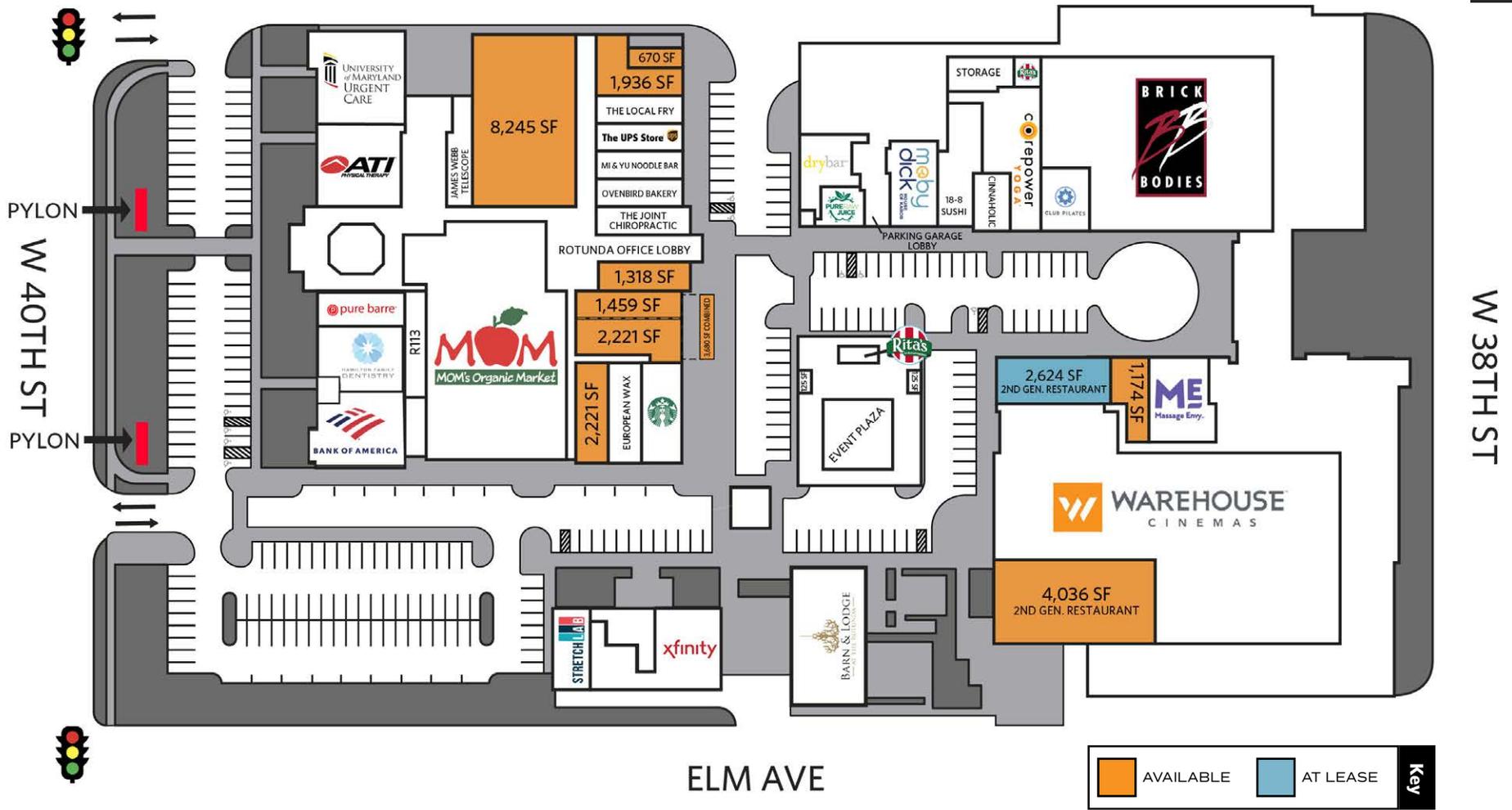
BRICK BODIES

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 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] 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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