



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**

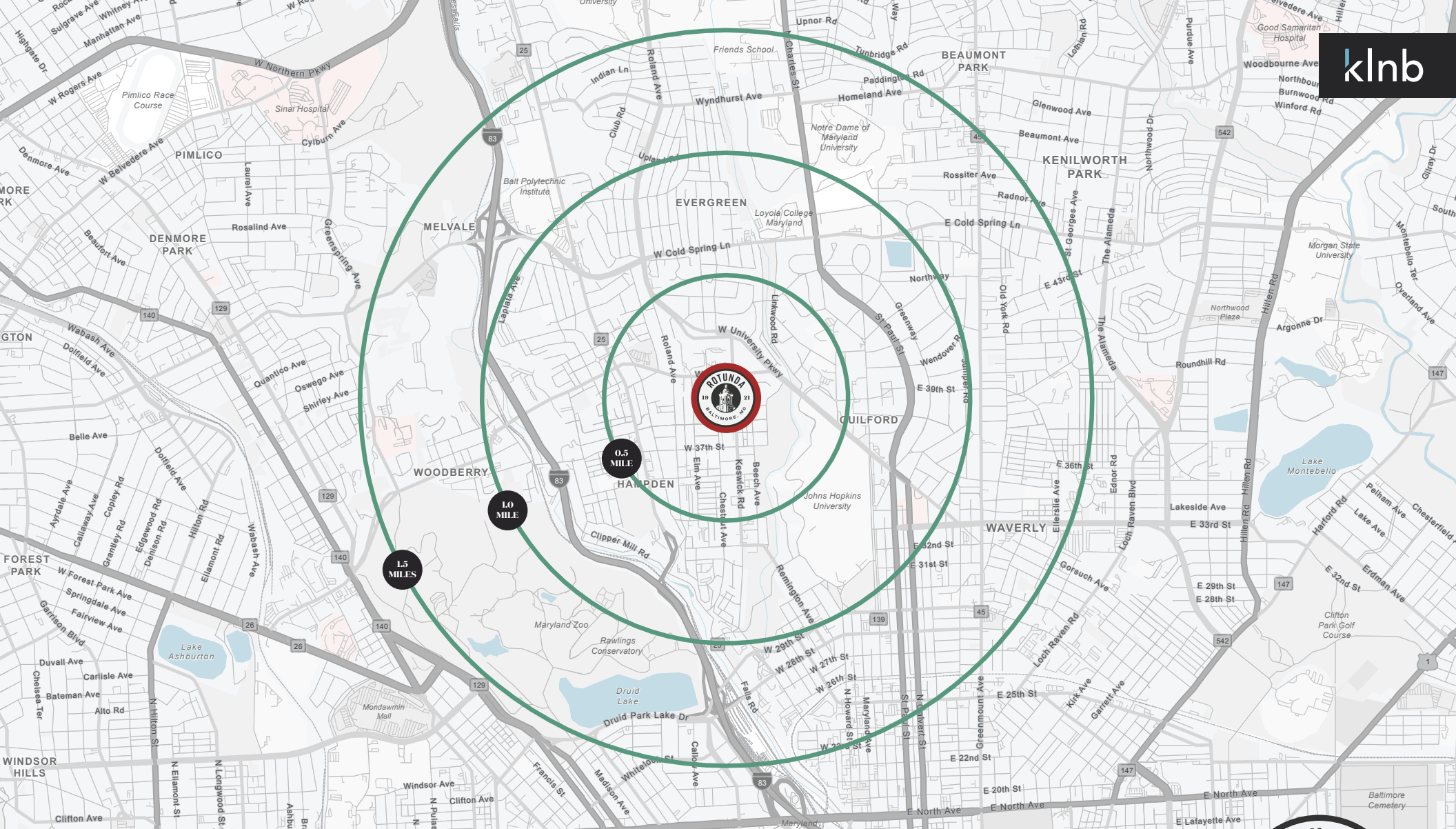


• New Main Retail Entrance
Now Open!

**CONCEPT
RENDERINGS**



**CONCEPT
RENDERINGS**



Total Population

0.5 Mile.....	10,414
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

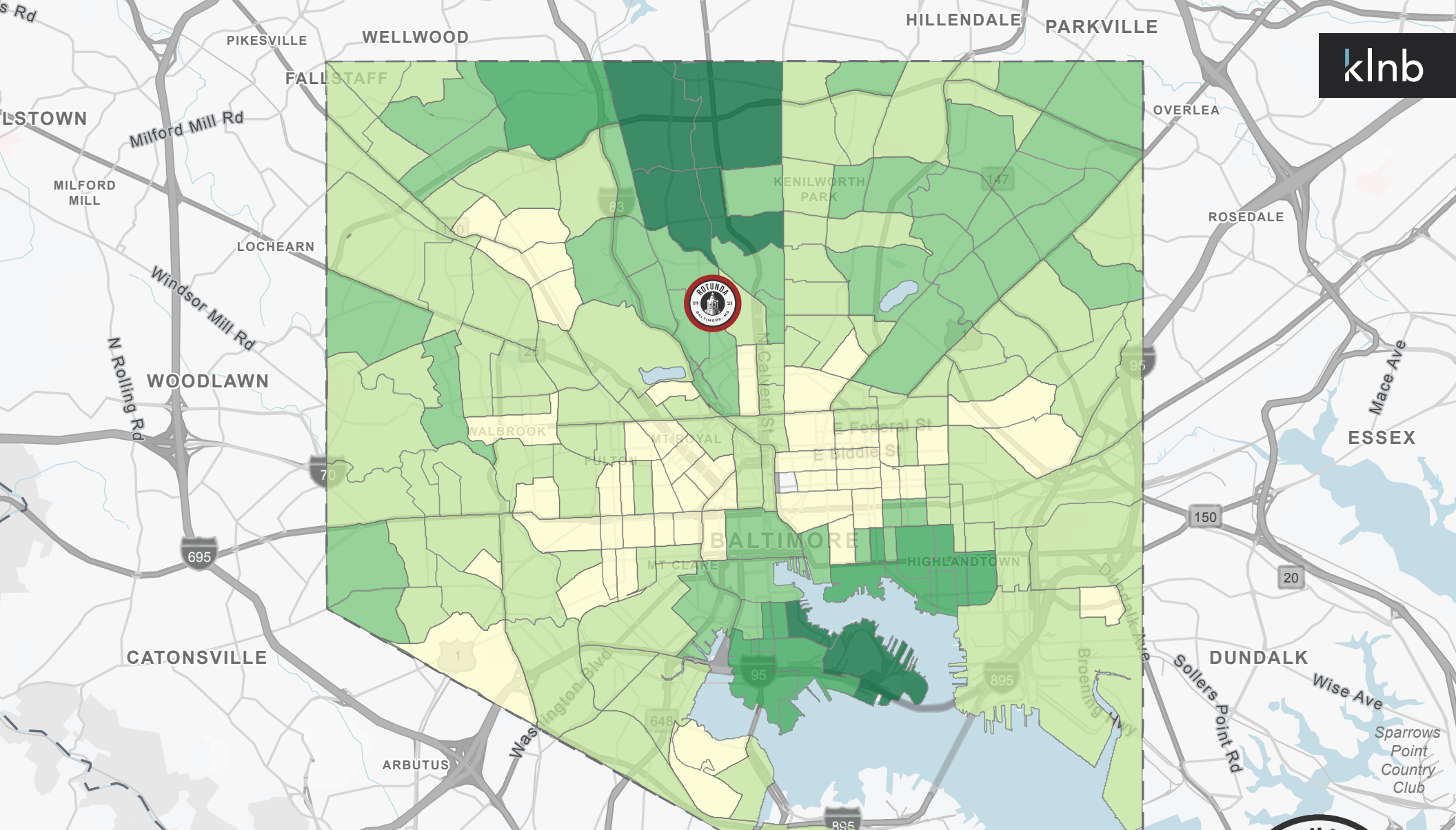


Median HH Income

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



**PROPERTY
DEMOGRAPHICS**

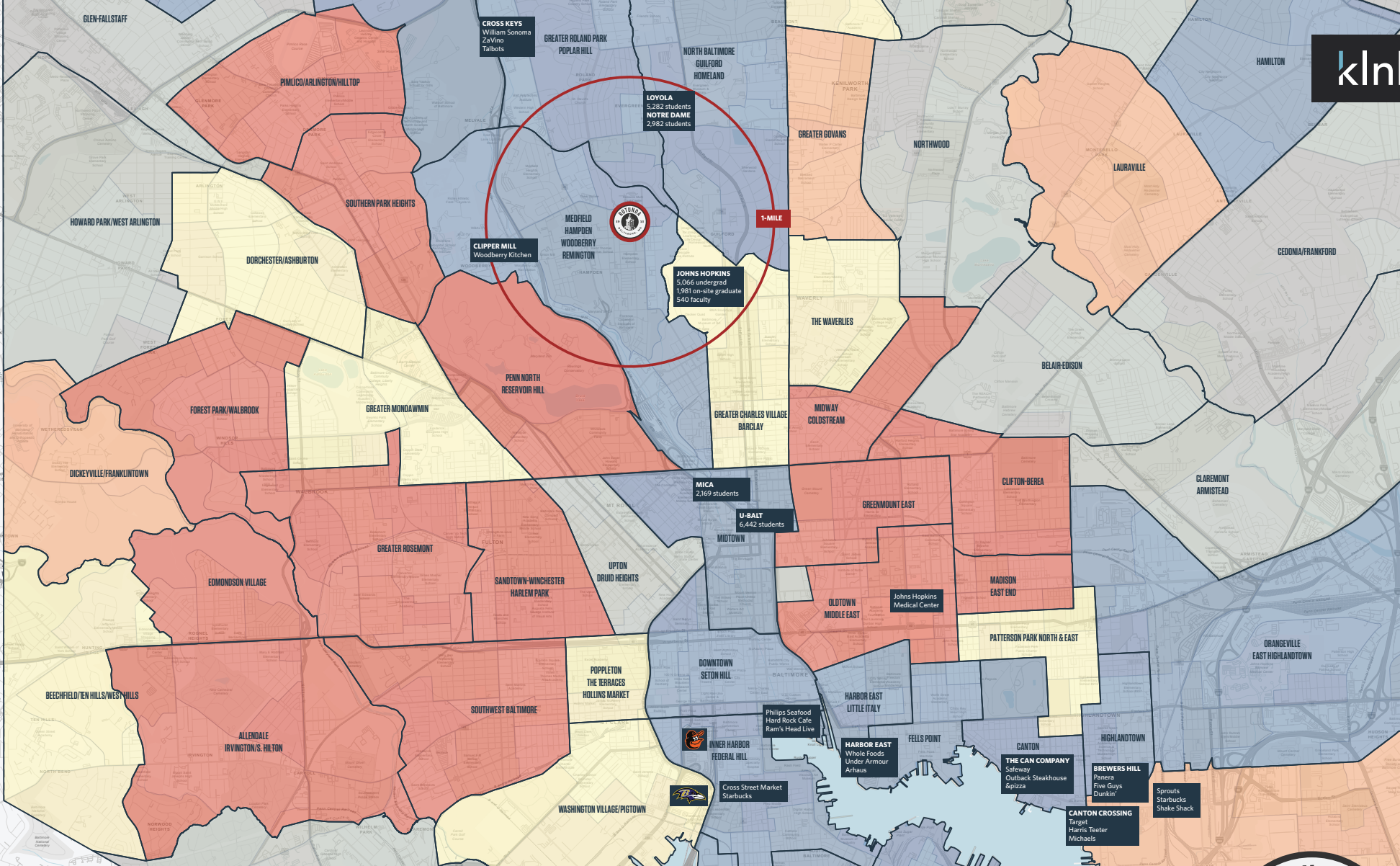


Average HH
Income

- \$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

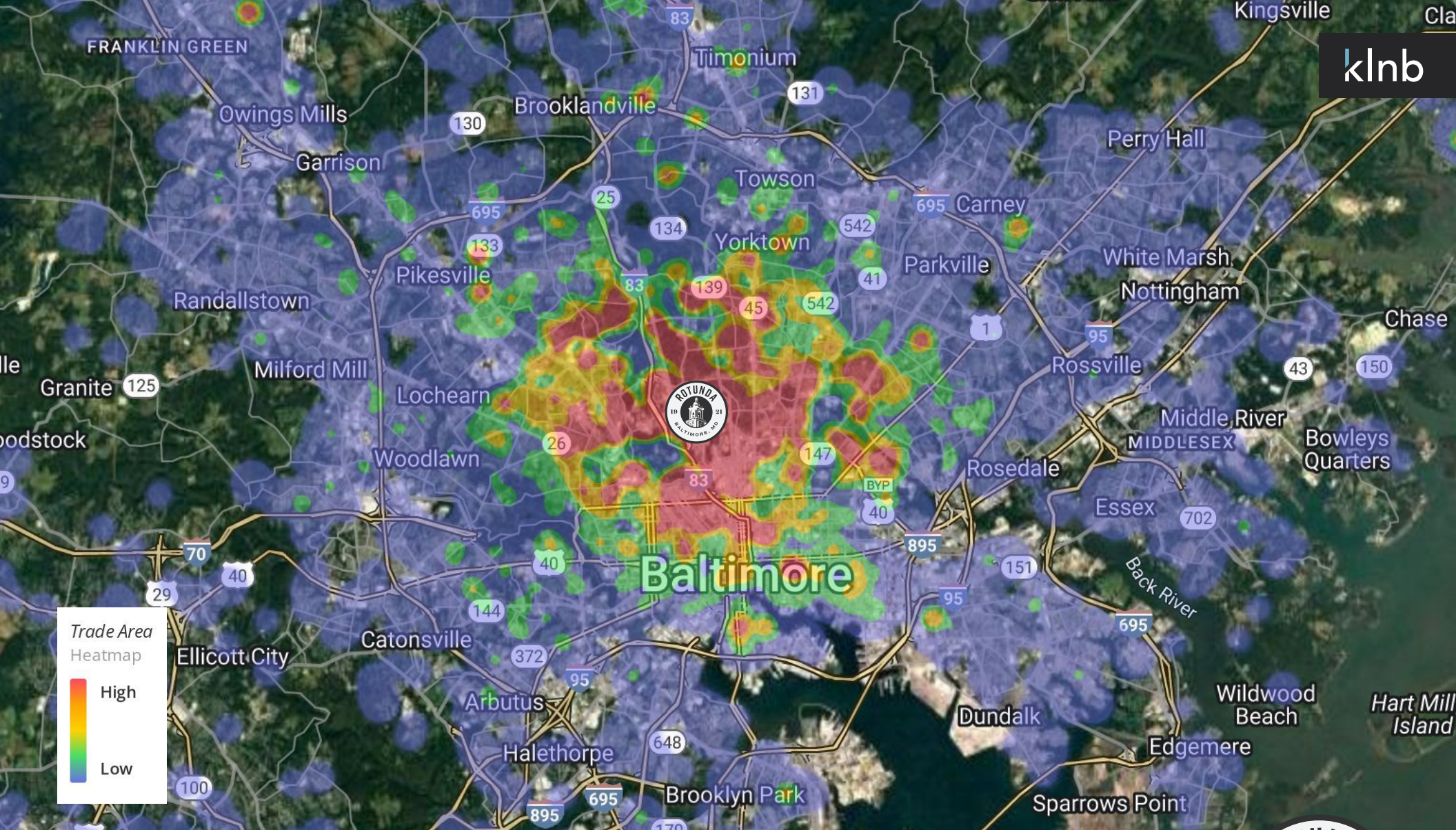


Population Change by Community

- 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



1.9M
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

GREEN SPRING TOWER SQUARE

Giant
DUNKIN'

RITE AID
CHIPOTLE

ROLAND PARK

W University Pkwy

W 40th 9,360
[2024 ADT]

THE ROTUNDA
MOM'S Organic Market
WAREHOUSE
Starbucks
PURE JUICE
corepower
YOGA
meby
dick

BALTIMORE
SPORTS
COMPANY
movement

ARTIFACT
-COFFEE-

Union Mill
60 APTS

WOODBERRY
KITCHEN

LA
CUCHARA

BIRROTECA
CRAFT BEER, WINE & ARTISAN PIZZA

ROOSEVELT
PARK

THE FOOD MARKET

GOLDEN
WEST
CAFE

Charmery

THE AVENUE
AT W. 36TH STREET

MILL No 1

HAMPDEN

W 36th St

CHARLES VILLAGE

CHARLES VILLAGE

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

JOHNS HOPKINS
UNIVERSITY
(5,407 STUDENTS)

HOPKINS SQUARE

7
ELEVEN

FedEx Office



MARKET
AERIAL



PYLON

9,360
[2024 ADT]

PYLON

STRETCH LAB

xfinity

BARN & LODGE
[COMING 2025]

WAREHOUSE
CINEMAS

Massage Envy
SPA

pure barre

BANK OF AMERICA

MOM's Organic Market



PURE RAW JUICE

moby dick
HOUSE OF KABOB

corepower
YOGA

CLUB PILATES

BRICK
BODIES

AT

UNIVERSITY OF MARYLAND
URGENT CARE

2,205
[2024 ADT]



CLOSE-UP
AERIAL

12,710
[2024 ADT]



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] 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 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] 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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