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

MOM's Organic Market

WAREHOUSE CINEMAS

BRICK BODIES

PURE RAW JUICE

corepower YOGA

klnb

ROTUNDA 19 21 BALTIMORE, MD

PROPERTY HIGHLIGHTS

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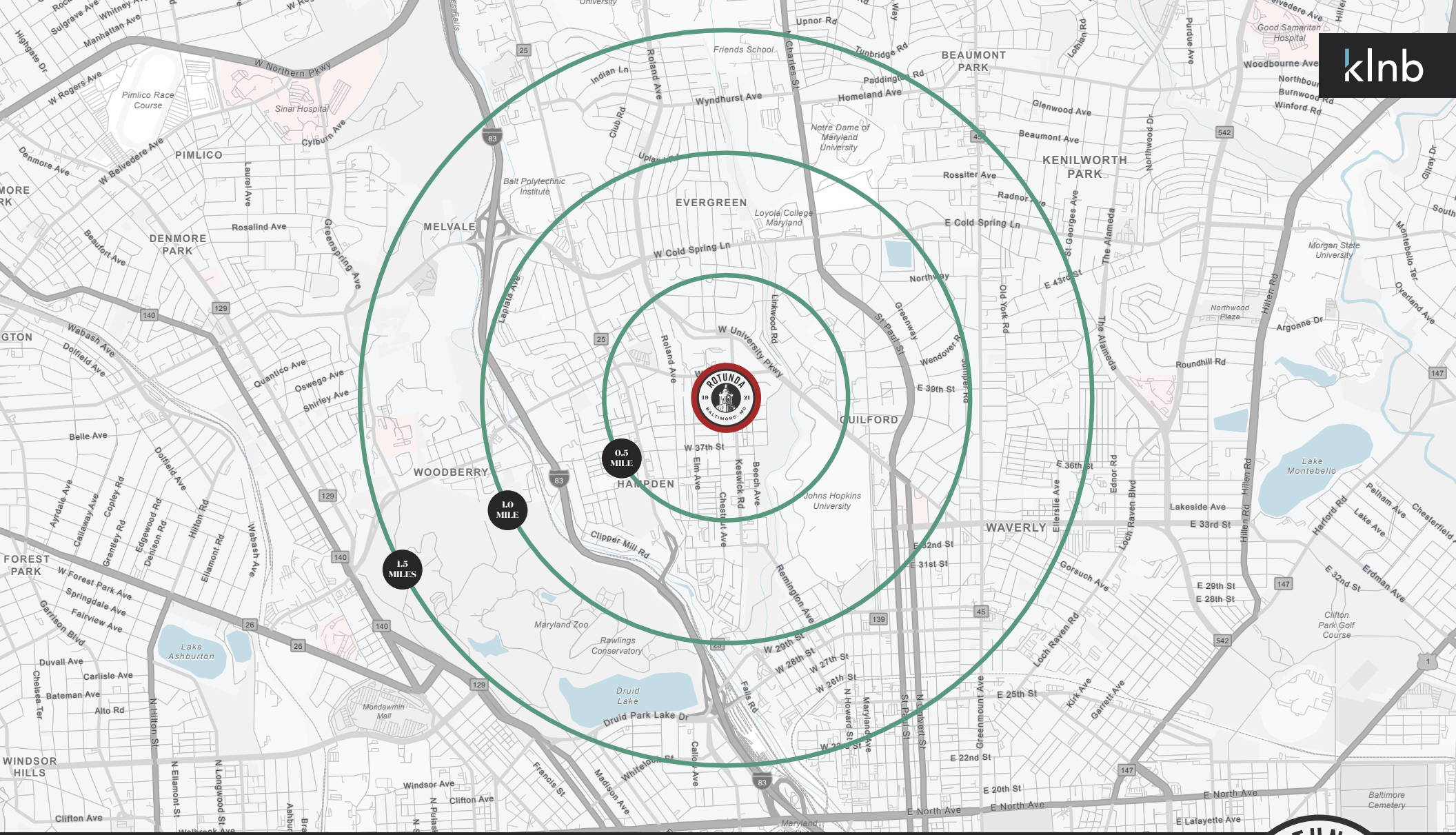
RESTAURANT
WAREHOUSE
CINEMAS
THE BARN & LODGE
ROTUNDA
19
21
BALTIMORE, MD
CONCEPT
RENDERINGS



Total Population

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

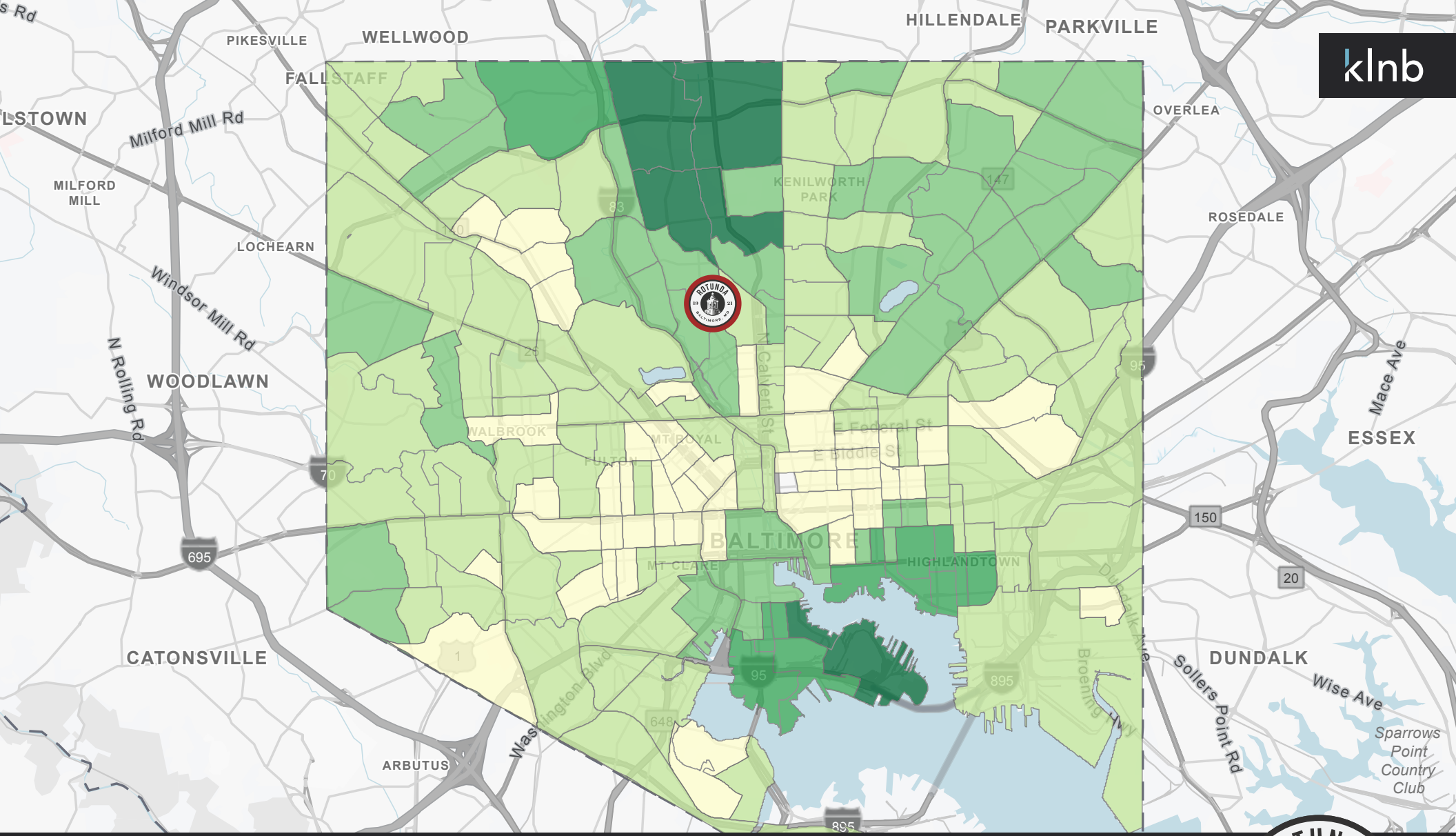
Daytime Population

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

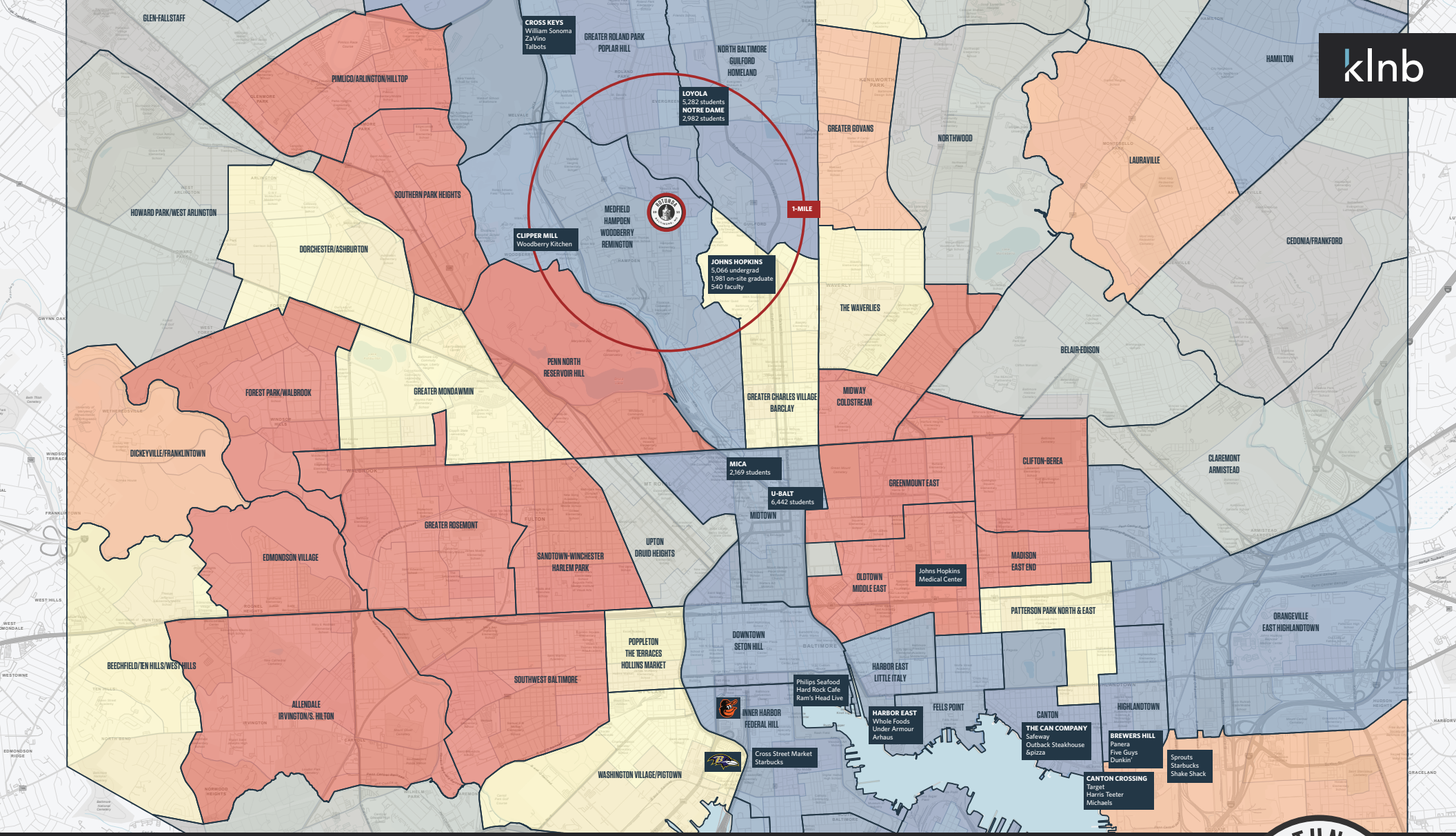
PROPERTY DEMOGRAPHICS



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



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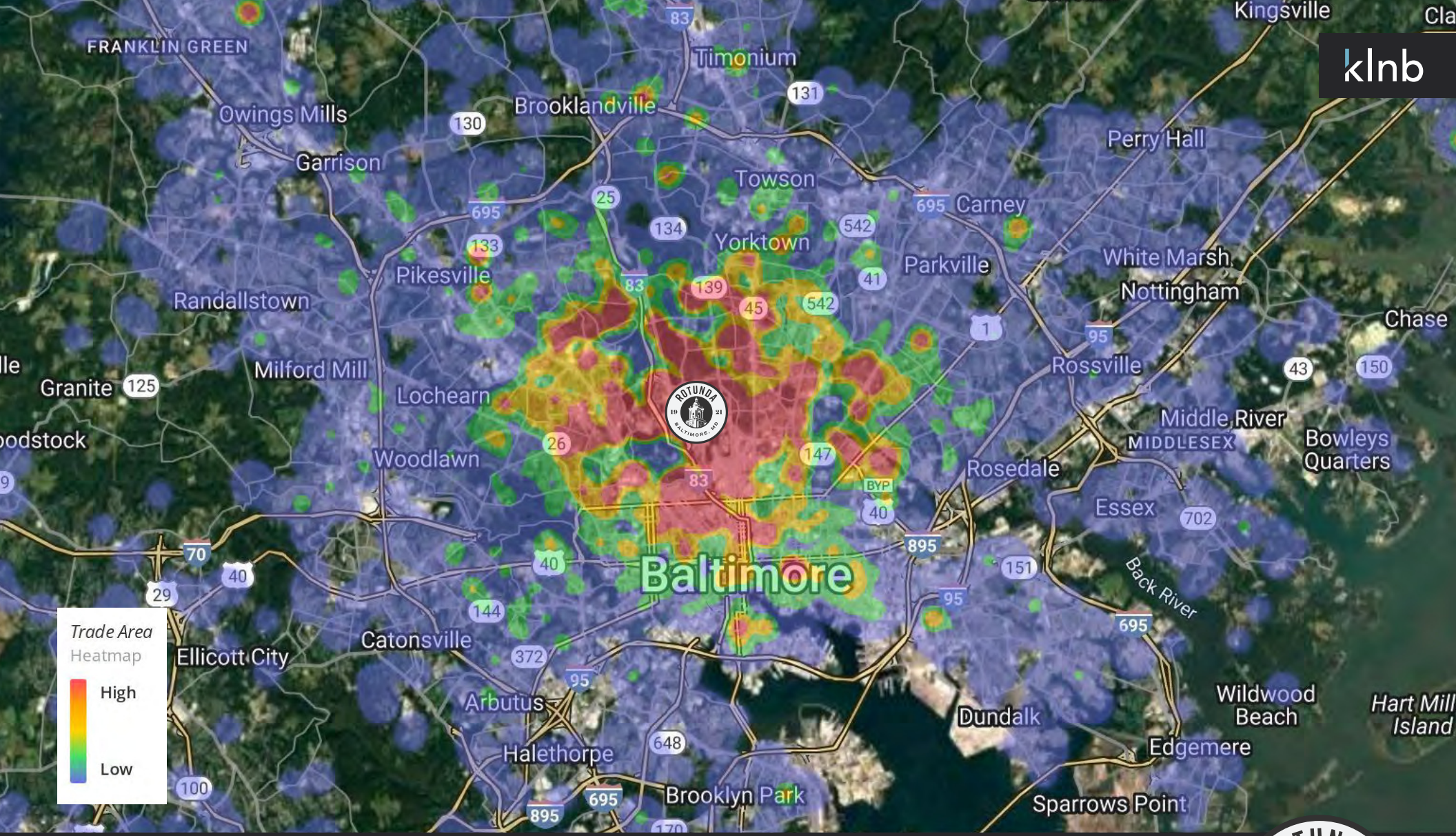
Population Change by Community

- 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

ROTUNDA 19 21 BALTIMORE, MD

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]
E Cold Spring Ln
klnb
CVS
DUNKIN'
Miss Shirley's
ROLAND PARK
GUILFORD
SHERWOOD GARDENS
12,761
[2024 ADT]
Roland Ave
GREEN SPRING TOWER SQUARE
Giant
RITE AID
DUNKIN'
CHIPOTLE
Charles St
W University Pkwy
St Paul St
14,611
[2024 ADT]
124,945
[2024 ADT]
THE ROTUNDA
W 40th
9,360
[2024 ADT]
E 39th St
Charles St
TV HILL
BALTIMORE SPIRITS COMPANY
movement
9,761
[2024 ADT]
St Paul St
ARTIFACT COFFEE
Union Mill
60 APTS
HAMPDEN
12,471
[2024 ADT]
W 36th St
Keswick Rd
CHARLES VILLAGE
BARNES&NOBLE
CVS
CHIPOTLE
honeygrow
COLD STONE
SUBWAY
WOODBERRY KITCHEN
THE FOOD MARKET
GOLDEN WEST CAFE
WINE
CHARMERY
ROOSEVELT PARK
JOHNS HOPKINS UNIVERSITY
(5,407 STUDENTS)
LA CUCHARA
BIRROTECA
THE AVENUE AT W. 36TH STREET
HOPKINS SQUARE
7-ELEVEN
FedEx Office
83
MILL Nº 1
ROTUNDA
19 21
BALTIMORE, MD
MARKET
AERIAL

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PYLON
PYLON
9,360
[2024 ADT]
ICON
RESIDENCES AT THE ROTUNDA
Office: 410-821-8585
Retail: 301-461-8640
711 - 733
pure barre
BANK OF AMERICA
ATI PHYSICAL THERAPY
UNIVERSITY of MARYLAND URGENT CARE
MOM
MOM's Organic Market
STRETCH LAB
xfinity
BARN & LODGE
PURE RAW JUICE
moby dick HOUSE OF KABOB
corepower YOGA
CLUB PILATES
BRICK BODIES
WAREHOUSE CINEMAS
Massage Envy SPA
12,710
[2024 ADT]
2,205
[2024 ADT]
ROTUNDA
19 21
BALTIMORE, MD
CLOSE-UP
AERIAL

STORE LOCATIONS

[100] AT LEASE..... 4,036 SF
[102] Warehouse Cinema..... 33,759 SF
[106] AVAILABLE..... 2,624 SF
[107] Ultra Care Pharmacy..... 1,174 SF
[108] Message Envy..... 3,070 SF
[115] AVAILABLE..... 8,245 SF
[130] Brick Bodies Gym..... 20,000 SF
[134] Club Pilates..... 1,688 SF
[136] Corepower Yoga..... 3,574 SF
[137] Cinnaholic..... 1,092 SF
[138] 18-8 Sushi..... 2,606 SF
[140] Moby Dick Kabobs..... 2,000 SF
[142] Pure Raw Juice..... 898 SF
[144] DryBar..... 1,824 SF
[150] Maniluxe..... 670 SF
[151] Maniluxe..... 1,936 SF
[152] The Local Fry..... 1,230 SF
[153] The UPS Store..... 1,230 SF
[155] Ovenbird Bakery..... 1,204 SF
[154] Mi & Yu Noodle Bar..... 1,230 SF
[156] The Joint Chiropractic..... 1,244 SF
[157] AVAILABLE..... 1,318 SF
[158] AVAILABLE..... 1,459 SF
[159] AVAILABLE..... 2,221 SF
[158+159] COMBINED..... 3,680 SF
[160] Starbucks..... 2,094 SF
[161] AVAILABLE..... 2,221 SF
[162] European Wax..... 1,820 SF
[163] MOM's Organic Market..... 17,550 SF
[166] Bank of America..... 4,880 SF
[167] Hamilton Family Denistry..... 3,267 SF
[168] Pure Barre..... 1,488 SF
[170] ATI Physical Therapy..... 3,548 SF
[173] UMD Urgent Care..... 3,700 SF
[180] Stretch Lab..... 1,100 SF
[183] Xfinity..... 5,000 SF
[186] The Barn & Lodge..... 5,500 SF
[192] Rita's Italian Ice..... 180 SF

RETAIL SITE PLAN

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