ROTUNDA

19 21

BALTIMORE, MD



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

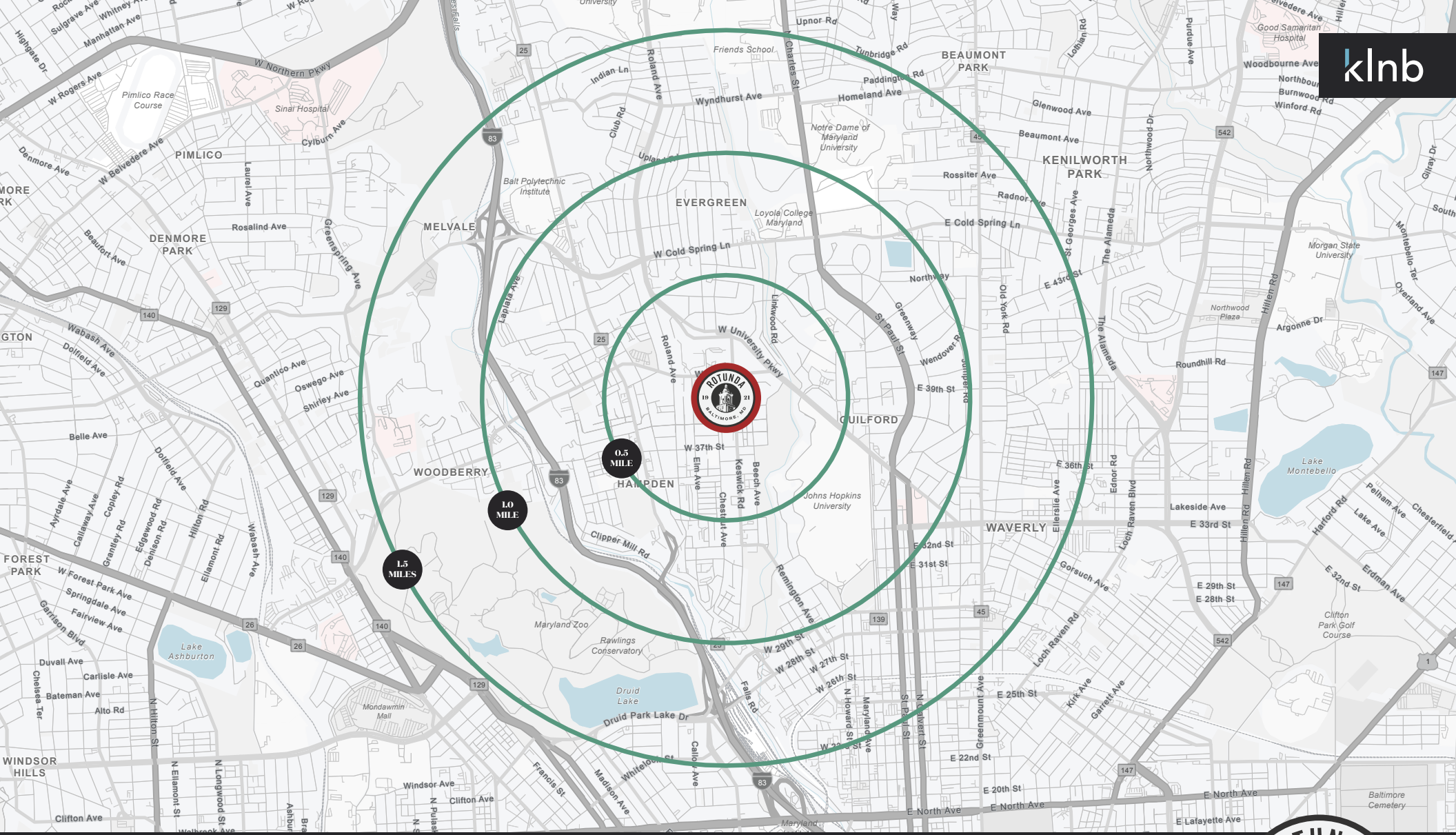


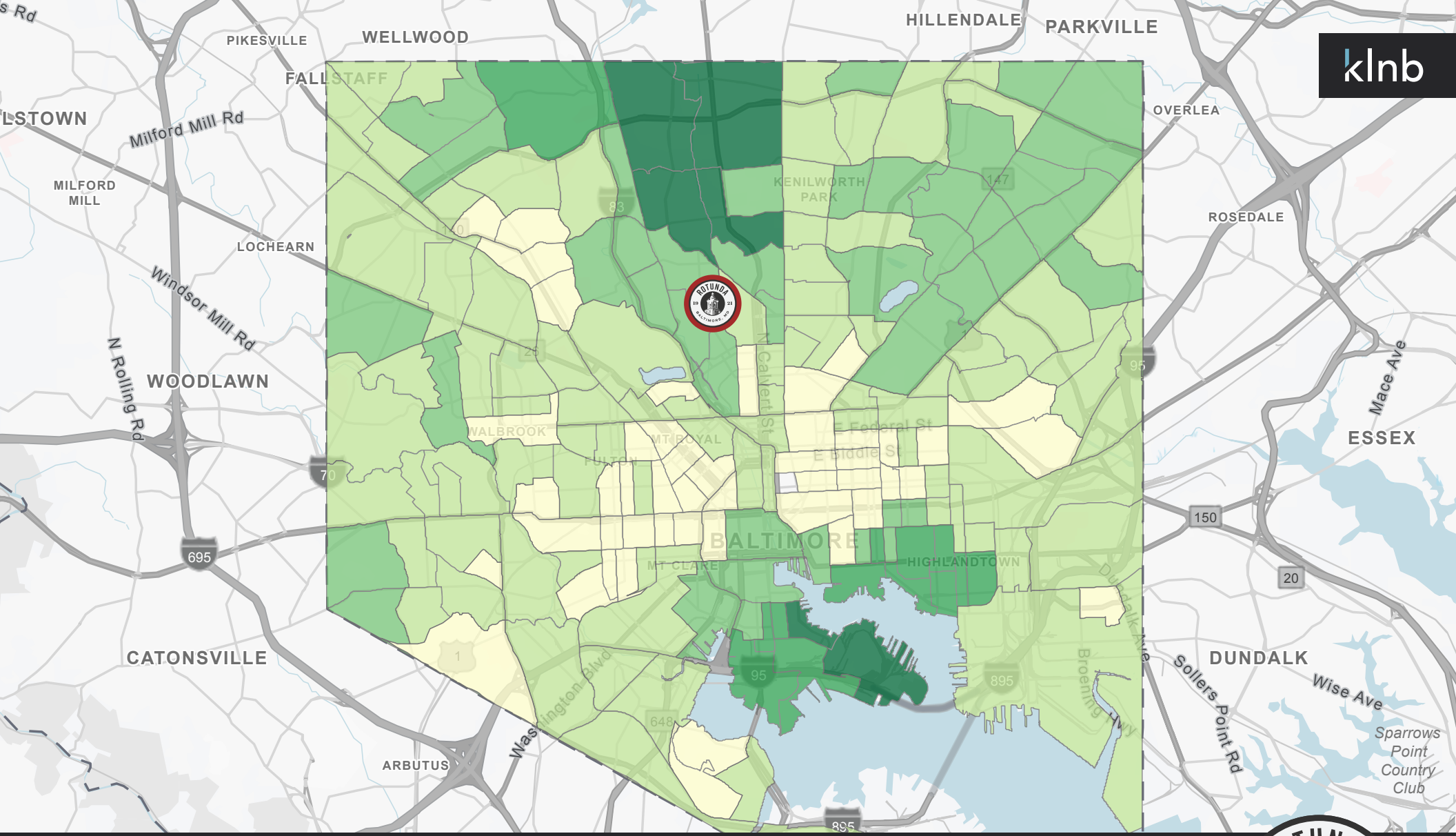
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ROTUNDA 19 21 BALTIMORE, MD

PROPERTY HIGHLIGHTS


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


0.5 MILE
1.0 MILE
1.5 MILES
ROTUNDA
1921
BALTIMORE, MD
MELVALE
EVERGREEN
PIMLICO
DENMORE PARK
BEAUMONT PARK
KENILWORTH PARK
GUILFORD
WOODBERRY
HAMPDEN
WAVERLY
FOREST PARK
WINDSOR HILLS
Johns Hopkins University
Loyola College Maryland
Notre Dame of Maryland University
Maryland Zoo
Rawlings Conservatory
Druid Lake
Lake Ashburton
Lake Montebello
Morgan State University
Pimlico Race Course
Sinai Hospital
Good Samaritan Hospital
Friends School
Balt Polytechnic Institute
Mondawmin Mall
Clifton Park Golf Course
Baltimore Cemetery
W University Pkwy
W Cold Spring Ln
E Cold Spring Ln
W Northern Pkwy
Druid Park Lake Dr
Falls Rd
Roland Ave
Greenspring Ave
Hilleen Rd
Harford Rd
Loch Raven Blvd
Remington Ave
Clipper Mill Rd
Keswick Rd
Chestnut Ave
Elm Ave
Beech Ave
Linkwood Rd
Greenway
St Paul St
Old York Rd
The Alameda
Ednor Rd
Ellerslie Ave
Gorsuch Ave
Lakeside Ave
Roundhill Rd
Argonne Dr
Overland Ave
Montebello Ter
Northwood Plaza
Woodbourne Ave
Northbourne Rd
Burnwood Rd
Winford Rd
Glenwood Ave
Beaumont Ave
Rossiter Ave
Homeland Ave
Wyndhurst Ave
Indian Ln
Upnor Rd
Tunbridge Rd
Paddington Rd
Lohian Rd
Purdue Ave
Northwood Dr
Gilray Dr
Cylburn Ave
Laurel Ave
Rosalind Ave
Beaufort Ave
Wabash Ave
Dolfield Ave
Quantico Ave
Oswego Ave
Shirley Ave
Belle Ave
Ayrdale Ave
Callaway Ave
Copley Rd
Granitley Rd
Edgewood Rd
Denison Rd
Hilton Rd
Ellamont Rd
Springdale Ave
Fairview Ave
Garrison Blvd
Duvall Ave
Carlisle Ave
Bateman Ave
Alto Rd
Chelsea Ter
N Hilton St
N Ellamont St
N Longwood St
Windsor Ave
Clifton Ave
Francis St
Madison Ave
Whitelock St
Calhoun Ave
N Howard St
Maryland Ave
N Calvert St
Greenmount Ave
Loch Raven Rd
Kirk Ave
Garrett Ave
E 25th St
E 22nd St
E 20th St
E North Ave
E Lafayette Ave
W 37th St
E 39th St
E 36th St
E 33rd St
E 32nd St
E 31st St
E 29th St
E 28th St
W 29th St
W 28th St
W 27th St
W 26th St
Lafayette Ave
Pelham Ave
Lake Ave
Erdman Ave
Chesterfield Ave
Gilmor St
Mount St
Pulaski St
Longwood St
Ashburton St
Brookfield Ave
Wellbrook Ave
Maryland Ave
Good Samaritan Hospital
Northbourne Rd
Burnwood Rd
Winford Rd
Gilray Dr
Morgan State University
Northwood Plaza
Hilleen Rd
Argonne Dr
Overland Ave
Montebello Ter
Lake Montebello
Pelham Ave
Lake Ave
Harford Rd
Chesterfield Ave
Erdman Ave
Clifton Park Golf Course
Baltimore Cemetery
E Lafayette Ave
E North Ave
Roundhill Rd
Lakeside Ave
E 33rd St
E 32nd St
E 29th St
E 28th St
E 31st St
E 32nd St
E 36th St
E 39th St
W 37th St
Johns Hopkins University
Maryland Zoo
Rawlings Conservatory
Druid Lake
Druid Park Lake Dr
Falls Rd
Mondawmin Mall
Lake Ashburton
Clipper Mill Rd
Remington Ave
Keswick Rd
Chestnut Ave
Elm Ave
Beech Ave
Linkwood Rd
Greenway
St Paul St
Old York Rd
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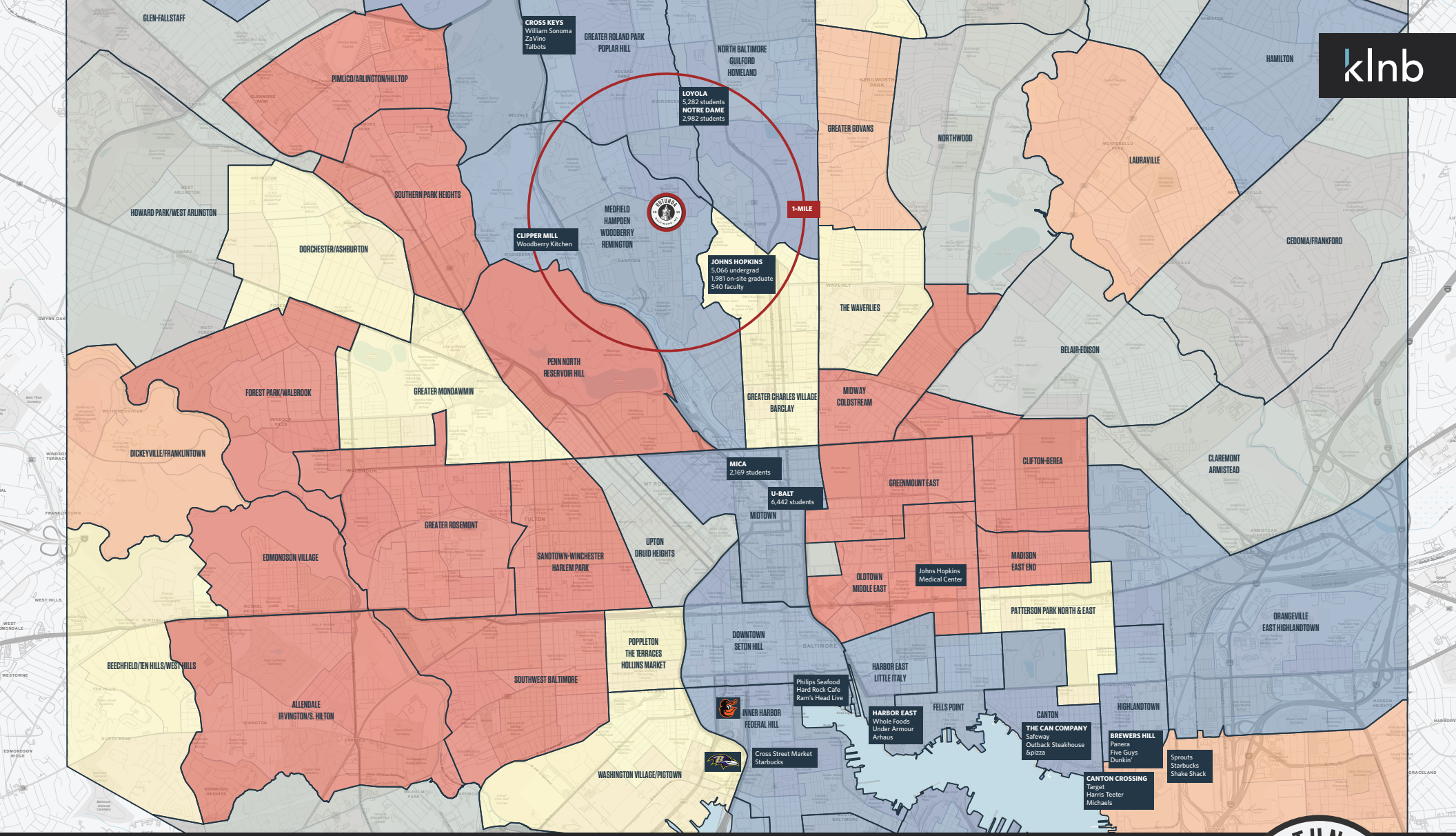
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Average HH Income

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

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NEIGHBORHOOD DEMOGRAPHICS



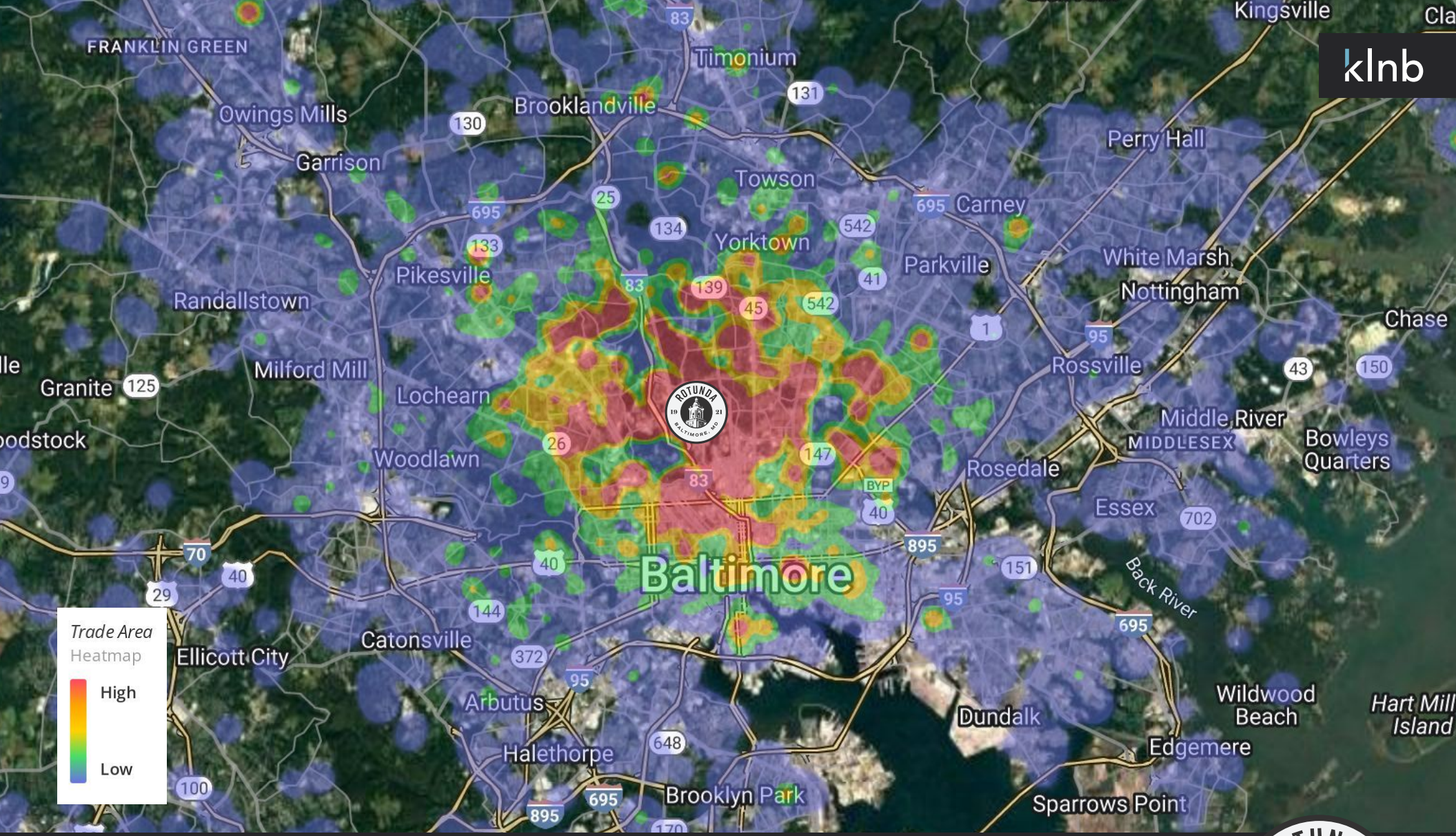
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Population Change by Community

- 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

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NEIGHBORHOOD DEMOGRAPHICS



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1.9M
VISITS (2025)

374K
VISITORS (2025)

294K
GLA (SQ. FT)

1.1K
PARKING SPACES

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PLACER.AI TRADE AREA


klnb
LOYOLA UNIVERSITY [5,783 STUDENTS]
15,542 [2025 ADT]
E Cold Spring Ln
CVS
DUNKIN'
Miss Shirley's
ROLAND PARK
GUILFORD
SHERWOOD GARDENS
12,672 [2025 ADT]
Rd
GREEN SPRING TOWER SQUARE
Giant
DUNKIN'
CHIPOTLE
Charles St
W University Pkwy
St Paul St
14,512 [2025 ADT]
123,825 [2025 ADT]
THE ROTUNDA
W 40th
9,291 [2025 ADT]
E 39th St
Charles St
BALTIMORE SPIRITS COMPANY
movement
TV HILL
9,692 [2025 ADT]
St Paul St
ARTIFACT -COFFEE-
Union Mill
60 APTS
HAMPDEN
W 36th St
12,382 [2025 ADT]
Keswick Rd
CHARLES VILLAGE
BARNES&NOBLE
CVS
CHIPOTLE
honeygrow
COLD STONE
SUBWAY
WOODBERRY KITCHEN
THE FOOD MARKET
GOLDEN WEST CAFE
WINE
CHARMERY
JOHNS HOPKINS UNIVERSITY [5,407 STUDENTS]
LA CUCHARA
ROOSEVELT PARK
BIRROTECA
THE AVENUE AT W. 36TH STREET
CHARLES VILLAGE
HOPKINS SQUARE
7-ELEVEN
FedEx Office
83
MILL Nº 1
ROTUNDA 19 21 BALTIMORE, MD
MARKET AERIAL


klnb
PYLON
PYLON
9,291
[2025 ADT]
ICON
RESIDENCES AT THE ROTUNDA
LEASING
Office: 410-821-8585
Retail: 301-461-8648
711 - 733
WAREHOUSE CINEMAS
BRICK BODIES
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
wonder
ME Massage Envy
1,810
[2025 ADT]
12,710
[2025 ADT]
ROTUNDA
19 21
BALTIMORE, MD
CLOSE-UP
AERIAL



STORE LOCATIONS

[100] Wonder.....4,036 SF
[102] Warehouse Cinema..... 33,759 SF
[106] At LOI.....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

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RETAIL SITE PLAN

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