



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



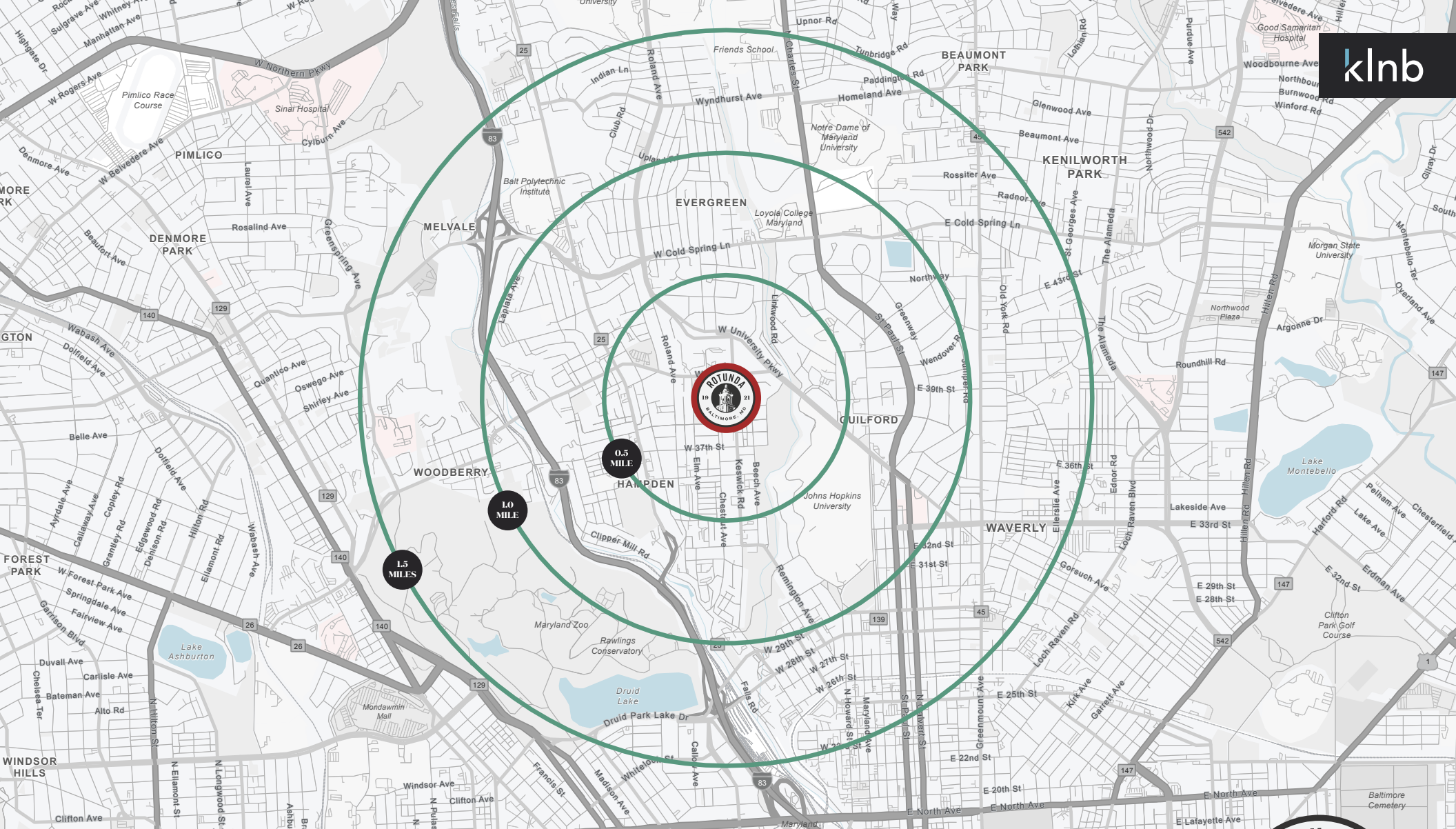
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**PROPERTY
HIGHLIGHTS**



**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

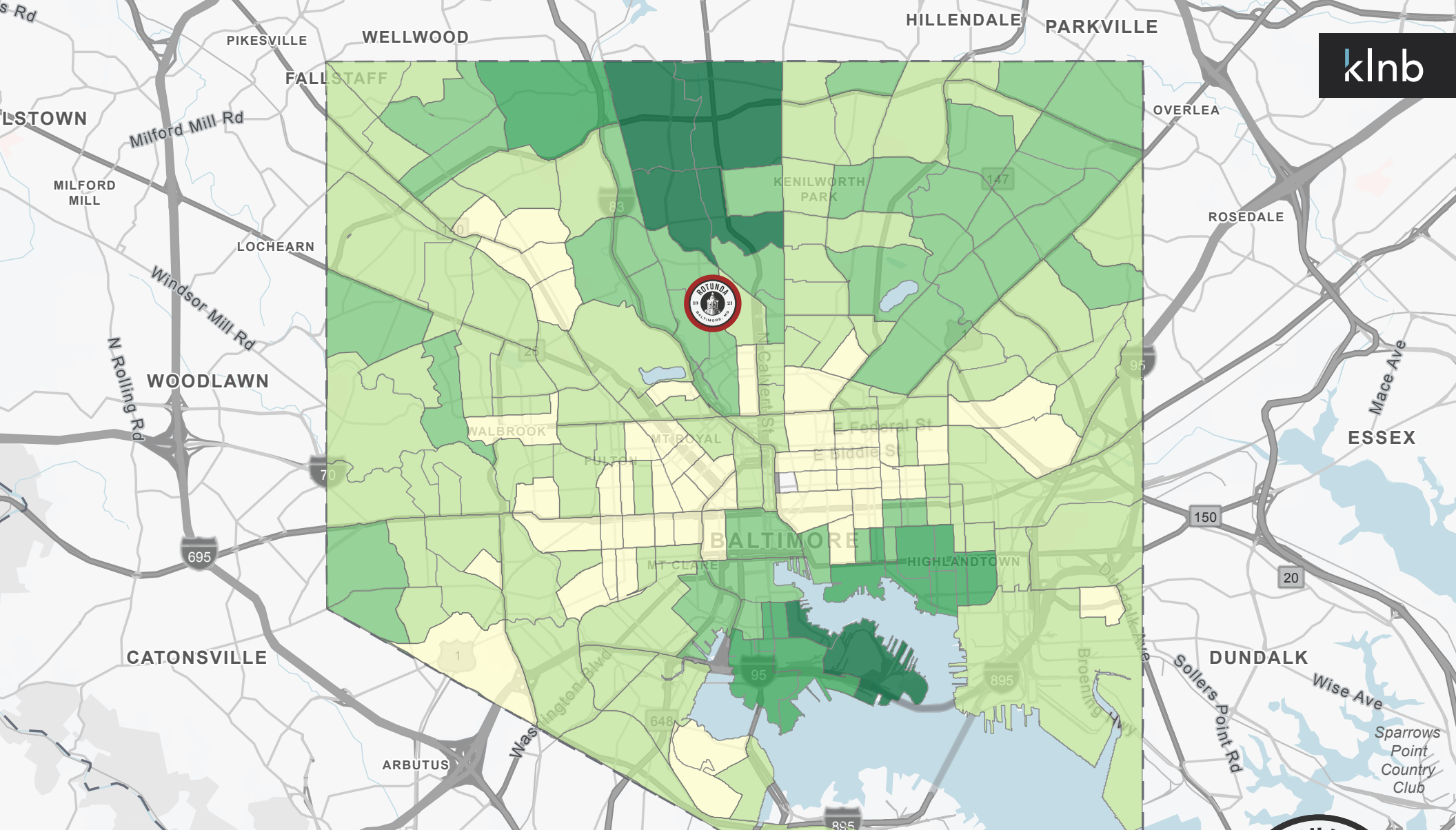


Median HH Income

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



**PROPERTY
DEMOGRAPHICS**

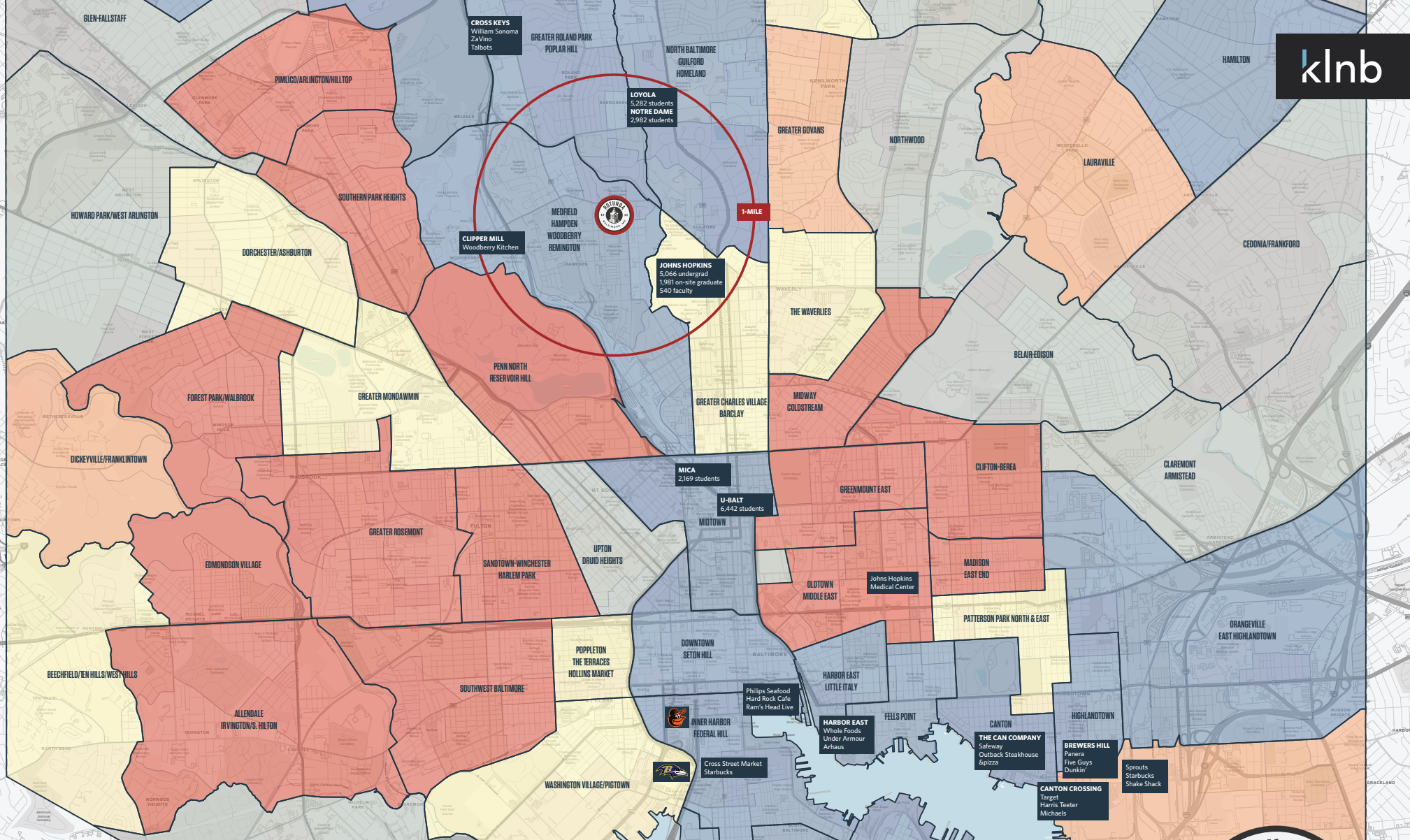


Average HH
Income

- \$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

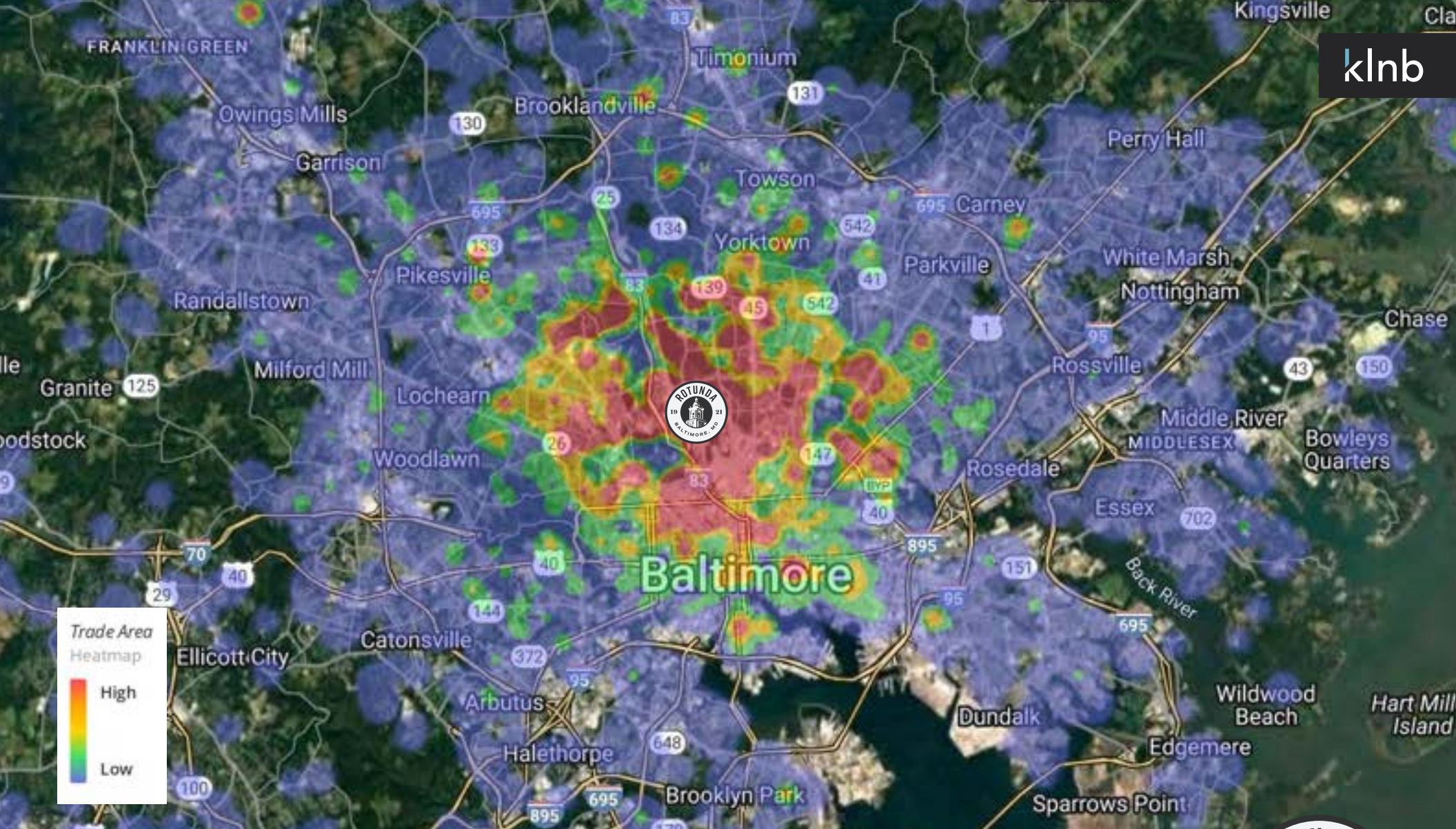


Population Change by Community

- 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]

Miss Shirley's

CVS
DUNKIN'

12,761
[2024 ADT]

GREEN SPRING TOWER SQUARE
Giant
DUNKIN'
RITE AID
CHIPOTLE

ROLAND PARK

GUILFORD

SHERWOOD GARDENS

14,611
[2024 ADT]

9,360
[2024 ADT]

THE ROTUNDA
MOM'S Original Market
WAREHOUSE
Starbucks
PURE JUICE
corepower
YOGA
moby
dick

BALTIMORE SPORTS COMPANY
movement

12,945
[2024 ADT]

TV HILL

ARTIFACT
-COFFEE-

Union Mill
60 APTS

WOODBERRY KITCHEN

12,471
[2024 ADT]

ROOSEVELT PARK

BIRROTECA

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

HAMPDEN

9,761
[2024 ADT]

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

JOHNS HOPKINS UNIVERSITY
(5,407 STUDENTS)

CHARLES VILLAGE



MARKET
AERIAL

HOPKINS SQUARE
7 ELEVEN
FedEx Office



MILL No 1



PYLON

9,360
[2024 ADT]

PYLON

2,205
[2024 ADT]

pure barre

BANK OF AMERICA

MOM's Organic Market

STRETCH LAB

xfinity



BARN & LODGE

WAREHOUSE CINEMAS

Massage Envy SPA

PURE RAW JUICE

moby dick
HOUSE OF KABOB

corepower
YOGA

CLUB PILATES

BRICK BODIES



CLOSE-UP
AERIAL

12,710
[2024 ADT]



STORE LOCATIONS

[100] AT LEASE..... 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] AVAILABLE..... 2,624 SF	[142] Pure Raw Juice..... 898 SF	[158] AVAILABLE..... 1,459 SF	[170] ATI Physical Therapy..... 3,548 SF
[107] Ultra Care Pharmacy..... 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] Maniluxe..... 670 SF	[158+159] COMBINED..... 3,680 SF	[180] Stretch Lab..... 1,100 SF
[115] AVAILABLE..... 8,245 SF	[151] Maniluxe..... 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**



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