



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 2024

### Join these Retailers

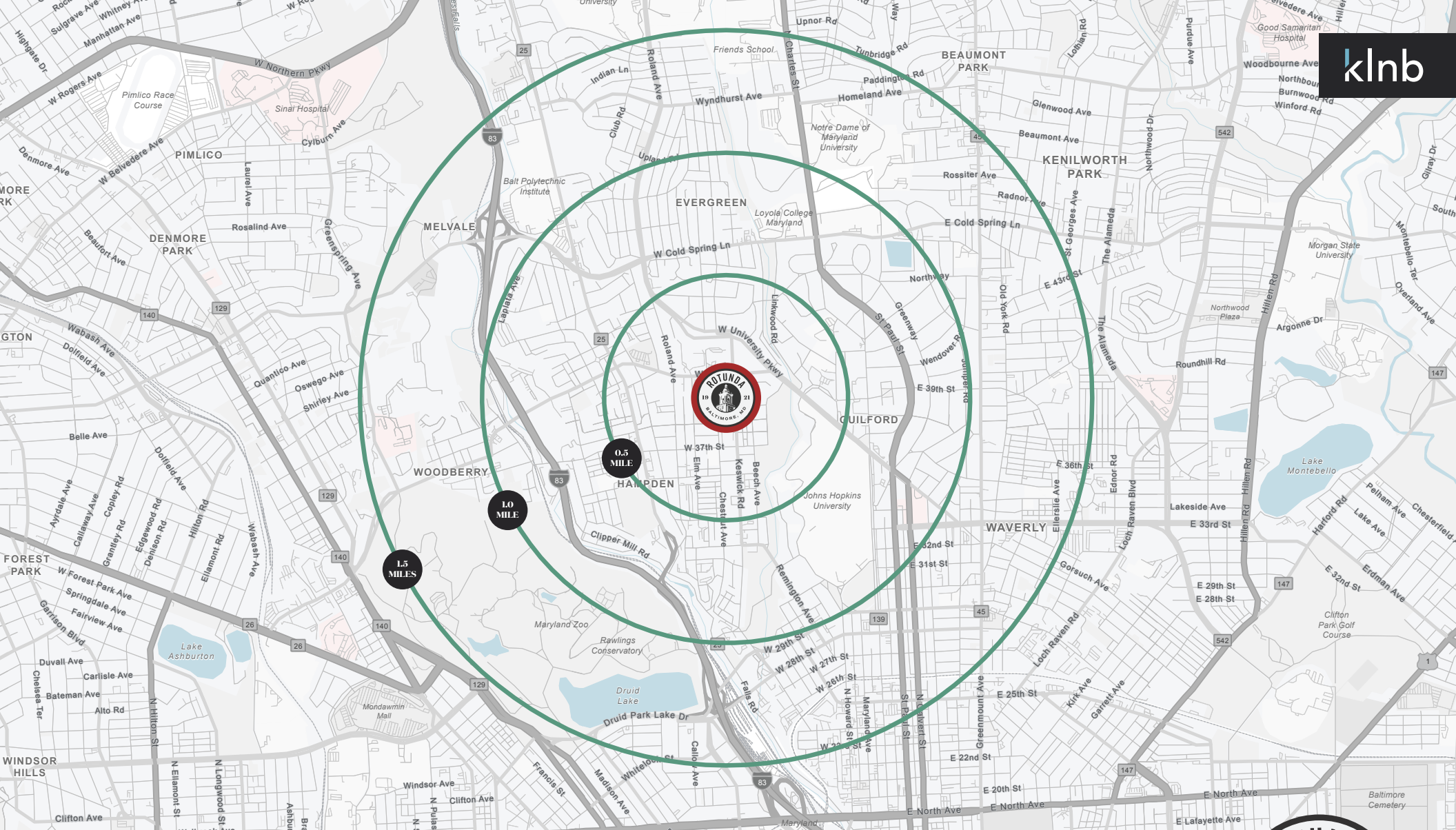


**PROPERTY  
HIGHLIGHTS**



• New main entrance retail plaza opening in 2024

**CONCEPT  
RENDERINGS**



0.5 MILE

1.0 MILE

1.5 MILES



**Total Population**

0.5 Mile.....	10,693
1.0 Mile.....	30,063
1.5 Mile.....	56,082



**Daytime Population**

0.5 Mile.....	9,292
1.0 Mile.....	31,281
1.5 Mile.....	56,543

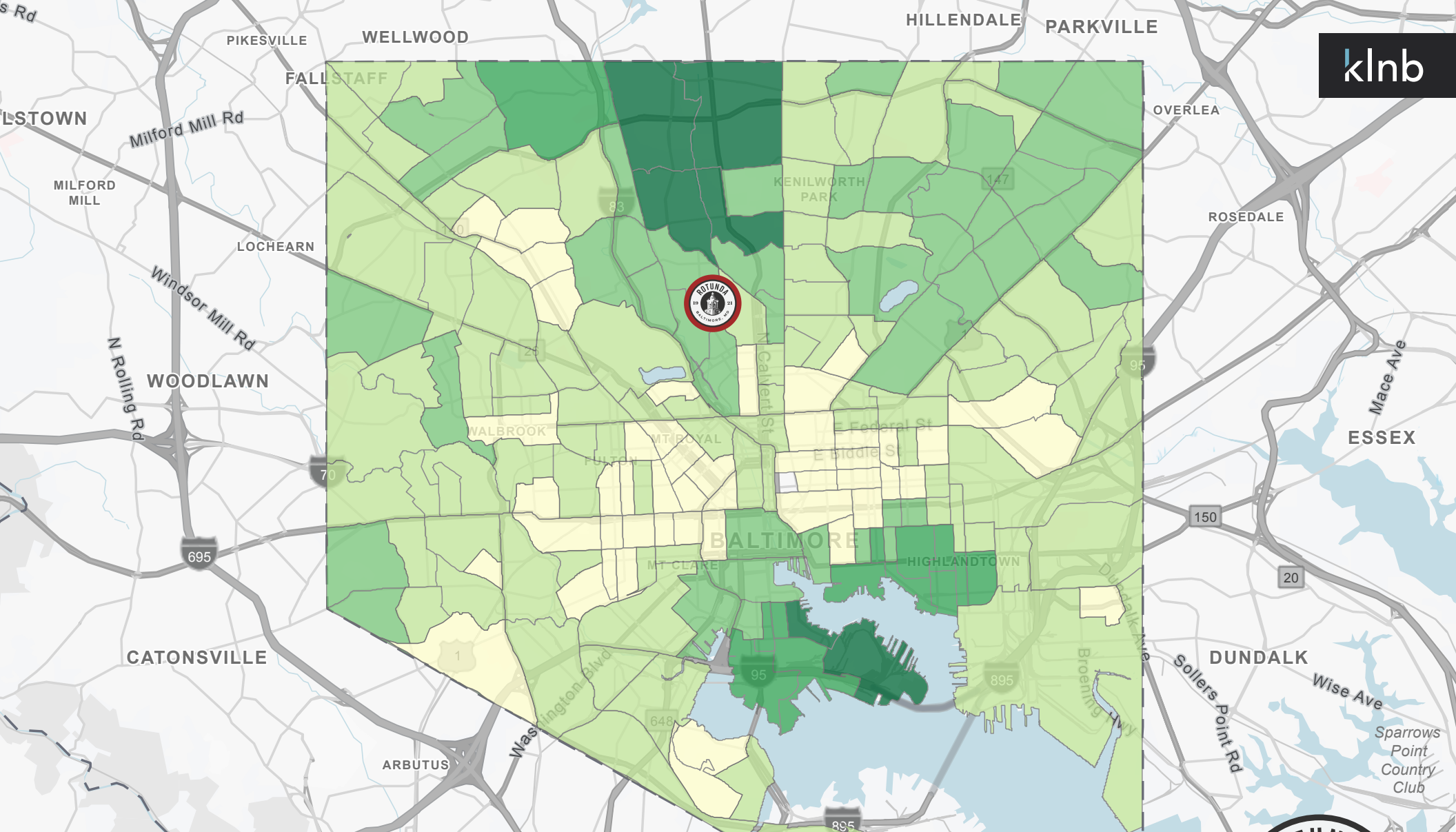







**Median HH Income**

0.5 Mile.....	\$79,962
1.0 Mile.....	\$77,115
1.5 Mile.....	\$64,805



**PROPERTY DEMOGRAPHICS**



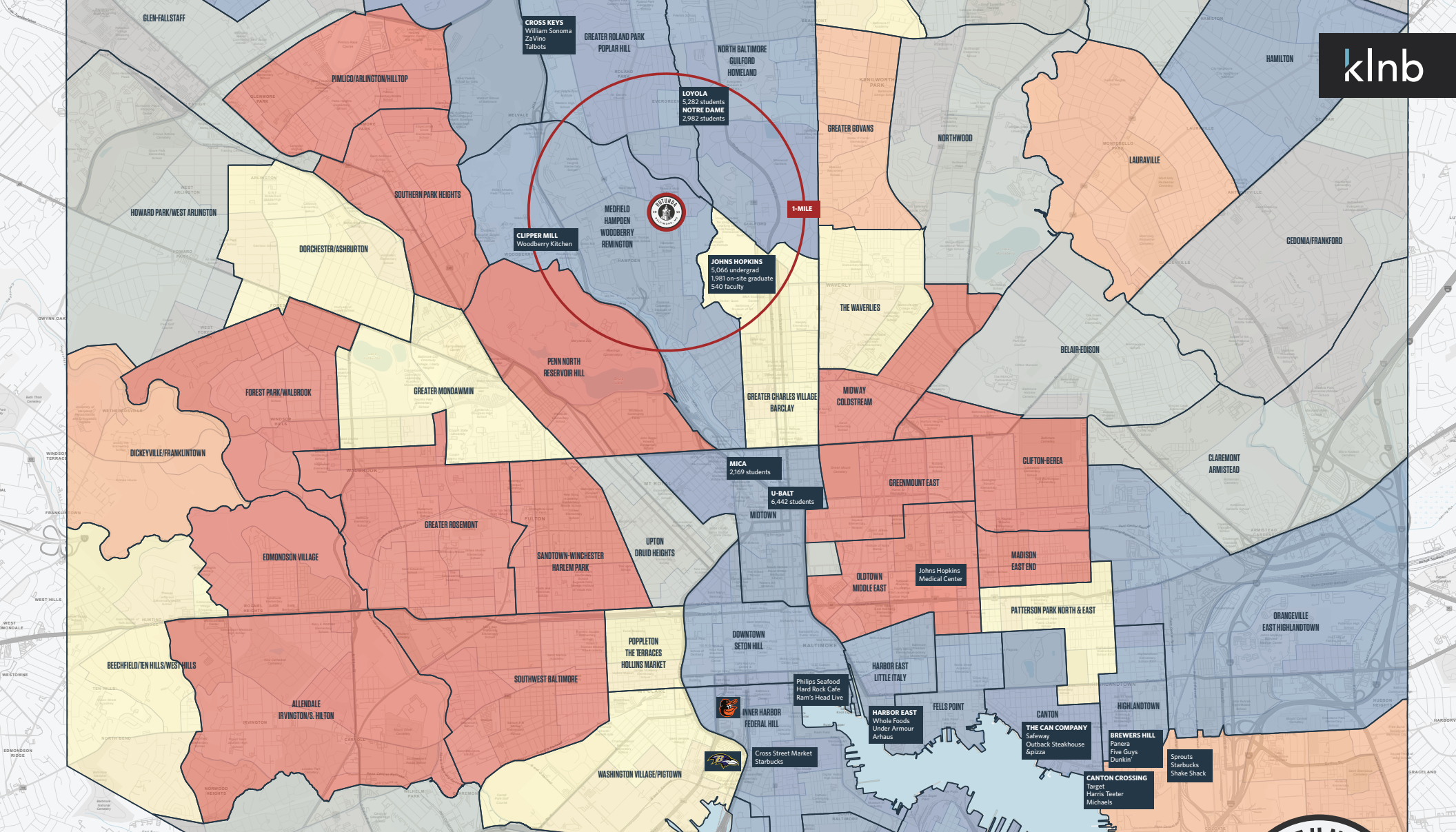
-  \$100,000 or more
-  \$75,000 to 100,000
-  \$50,000 to \$75,000
-  \$3,000 to \$50,000
-  Less than \$30,000



Average HH Income



**NEIGHBORHOOD DEMOGRAPHICS**

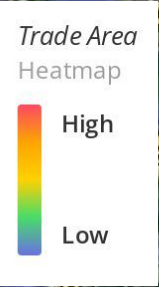
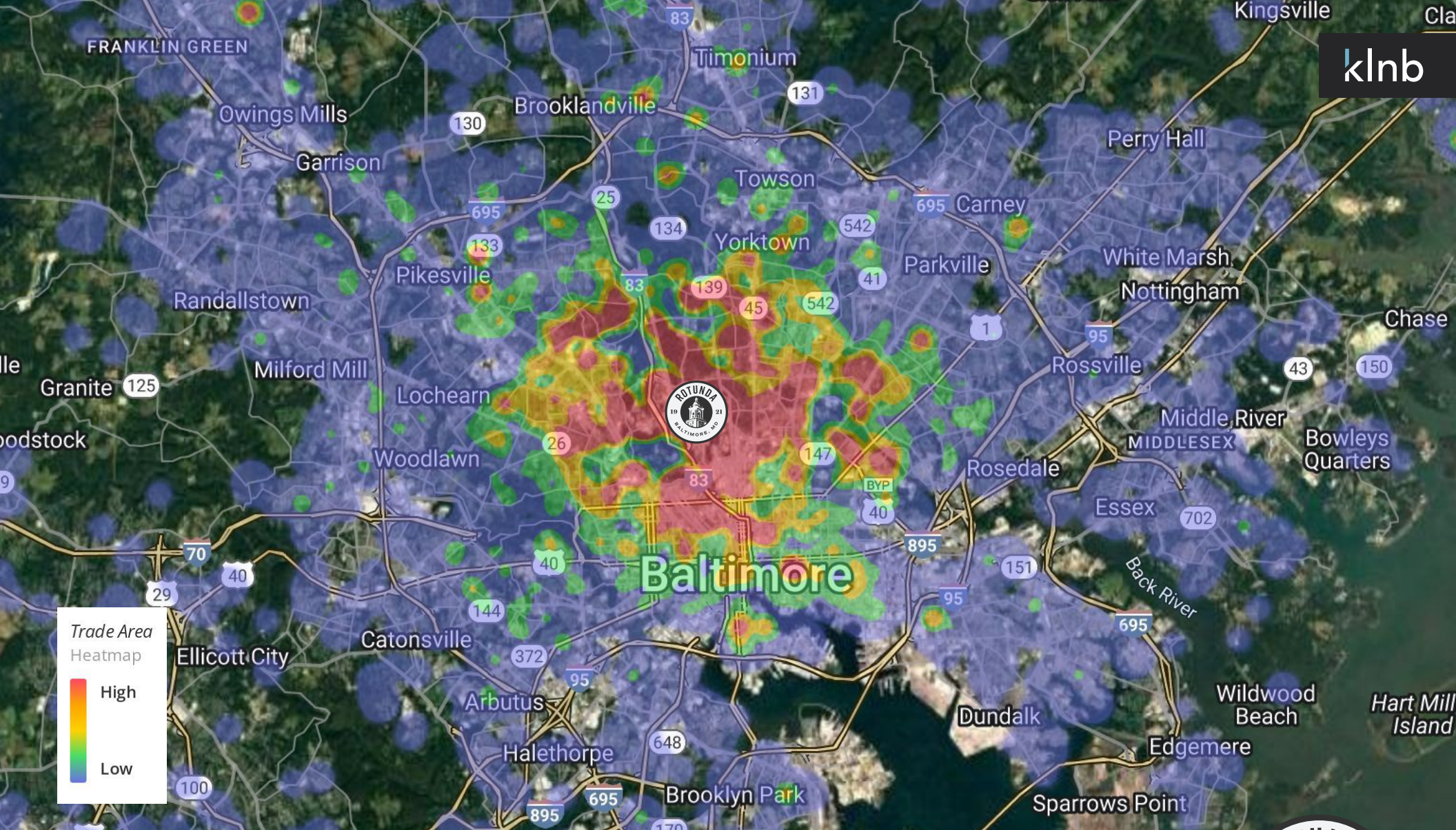


**Population Change by Community**

- 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**



**1.4M**  
VISITS  
(2023)



**317K**  
VISITORS  
(2023)



**294K**  
GLA  
(SQ. FT)



**1.1K**  
PARKING  
SPACES



**PLACER.AI**  
TRADE AREA

LOYOLA UNIVERSITY  
(5,783 STUDENTS)



# GUILFORD

SHERWOOD GARDENS

11,992  
(2022 ADT)

# ROLAND PARK

14,702  
(2022 ADT)

CVS  
DUNKIN'

Miss Shirley's

GREEN SPRING TOWER SQUARE  
Giant  
DUNKIN'  
RITE AID  
T Mobile

13,154  
(2022 ADT)

12,185  
(2022 ADT)

UNION

movement  
CLASSIC YOGA FITNESS

TV HILL

Pariah

ARTIFACT  
-COFFEE-

Union Mill  
60 APTS

WOODBERRY  
KITCHEN

LA CÚCHARA

12,744  
(2022 ADT)

ROOSEVELT  
PARK

BIRROTECA  
CRAFT BEER, WINE & ARTISAN PIZZA

# HAMPDEN

10,064  
(2022 ADT)

THE ROTUNDA  
MOM  
WAREHOUSE  
Starbucks  
MOD  
corepower  
YOGA  
moby  
oick  
PURE JUICE  
MEDIUM RARE

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

# CHARLES VILLAGE

JOHNS HOPKINS  
UNIVERSITY  
(5,407 STUDENTS)

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



HOPKINS SQUARE

7  
ELEVEN  
FedEx Office



MILL No 1

MARKET  
AERIAL



WAREHOUSE CINEMAS  
MOM's Organic Market  
BRICK BODIES  
COREPOWER YOGA  
MOD PIZZA  
XFINITY  
THE JOINT  
PURE BARRE  
M & N  
ROTUNDA BALTIMORE, MD  
RESIDENCES AT THE ROTUNDA  
OFFICE: 410-821-8595  
RETAIL: 301-461-9648  
LEASING  
711-733

10,064 [2022 ADT]

PYLON

PYLON

BANK OF AMERICA

AT&T

UNIVERSITY OF MARYLAND URGENT CARE

MOM's Organic Market

xfinity

Starbucks

2,164 [2022 ADT]

PURE RAW JUICE

moby dick HOUSE OF KABOB

corepower YOGA

CLUB PILATES

MEDIUM RARE

WAREHOUSE CINEMAS

MOD

Massage Envy SPA

BRICK BODIES



CLOSE-UP AERIAL

13,745 [2022 ADT]



# klnb

100 West Road, Suite 505, Towson, MD 21204

**MICHAEL GINSBURG**  
mginsburg@klnb.com  
443-632-2041

**ALEX SHEARER**  
ashearer@klnb.com  
443-632-2081

**RYAN WILNER**  
rwilner@klnb.com  
443-632-2058

[CLICK TO VIEW PROPERTY WEBSITE](#)

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.



  
**MCB**  
REAL ESTATE

OWNED AND OPERATED BY  
AN AFFILIATE OF MCB REAL ESTATE