



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



**PROPERTY
HIGHLIGHTS**



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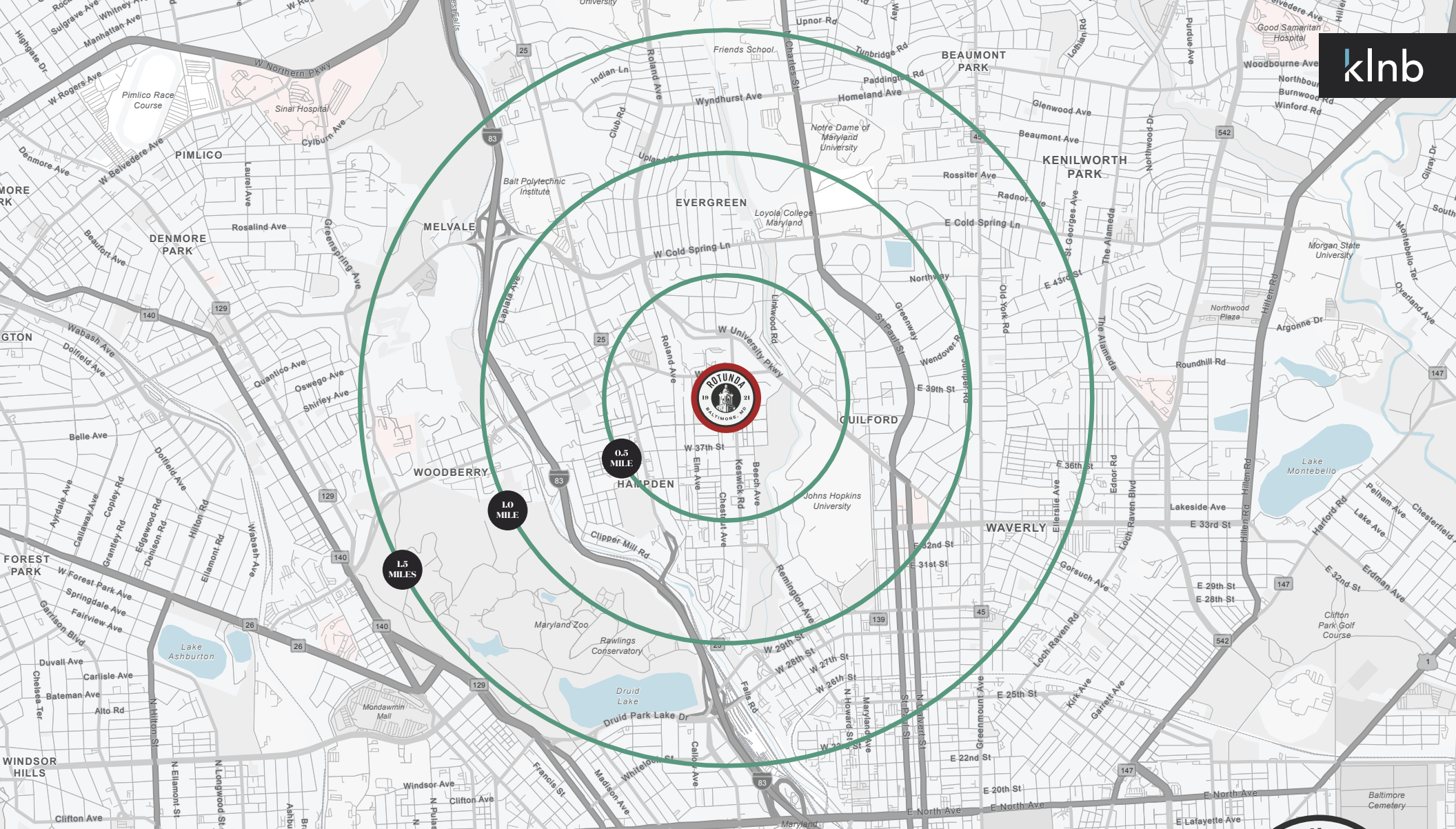
- New Main Retail Entrance Now Open!



**CONCEPT
RENDERINGS**



**CONCEPT
RENDERINGS**



Total Population

| | |
|---------------|--------|
| 0.5 Mile..... | 10,438 |
| 1.0 Mile..... | 29,686 |
| 1.5 Mile..... | 55,438 |



Daytime Population

| | |
|---------------|--------|
| 0.5 Mile..... | 9,189 |
| 1.0 Mile..... | 30,137 |
| 1.5 Mile..... | 54,159 |

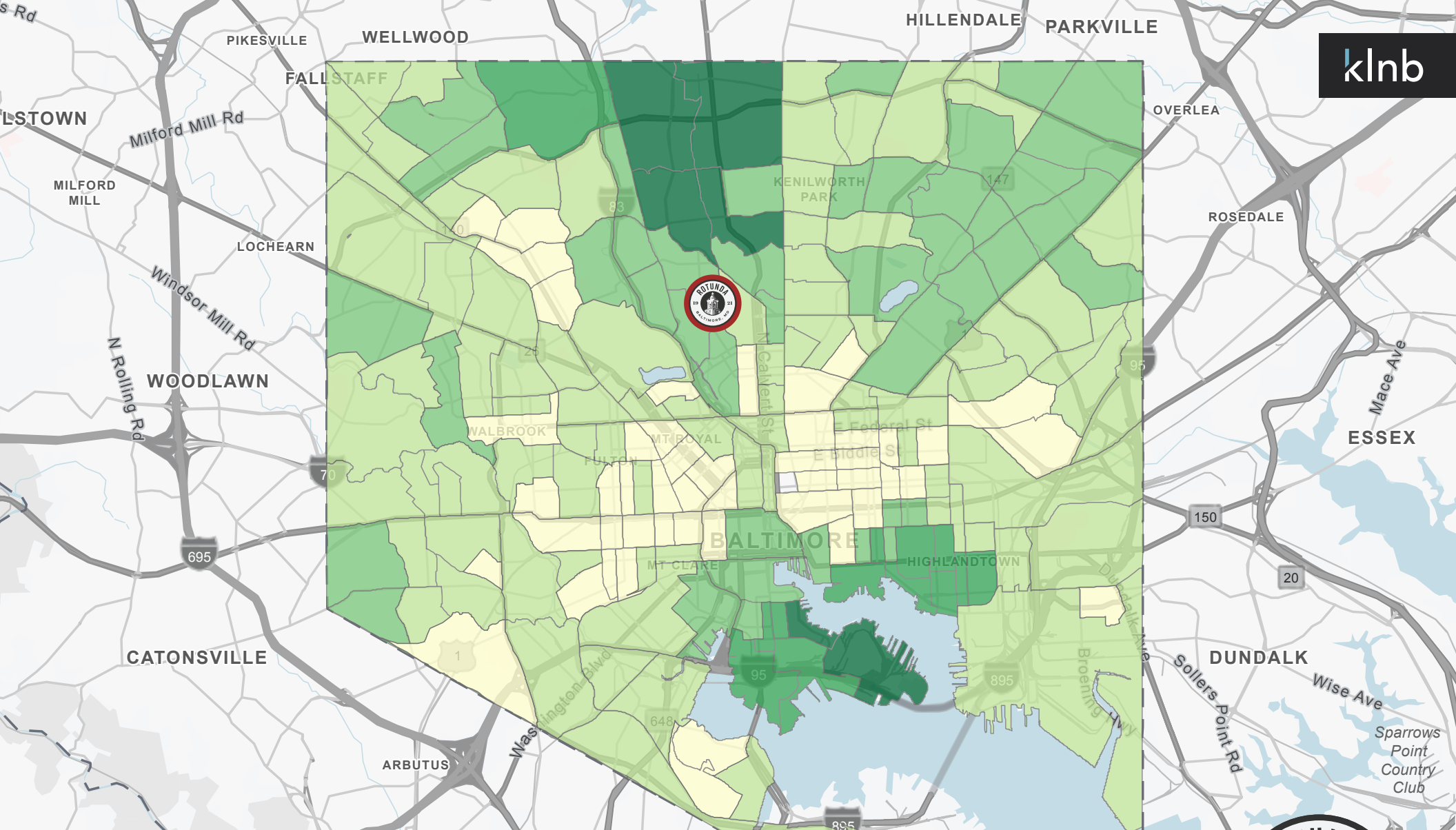


Median HH Income

| | |
|---------------|----------|
| 0.5 Mile..... | \$88,719 |
| 1.0 Mile..... | \$84,771 |
| 1.5 Mile..... | \$70,959 |



**PROPERTY
DEMOGRAPHICS**

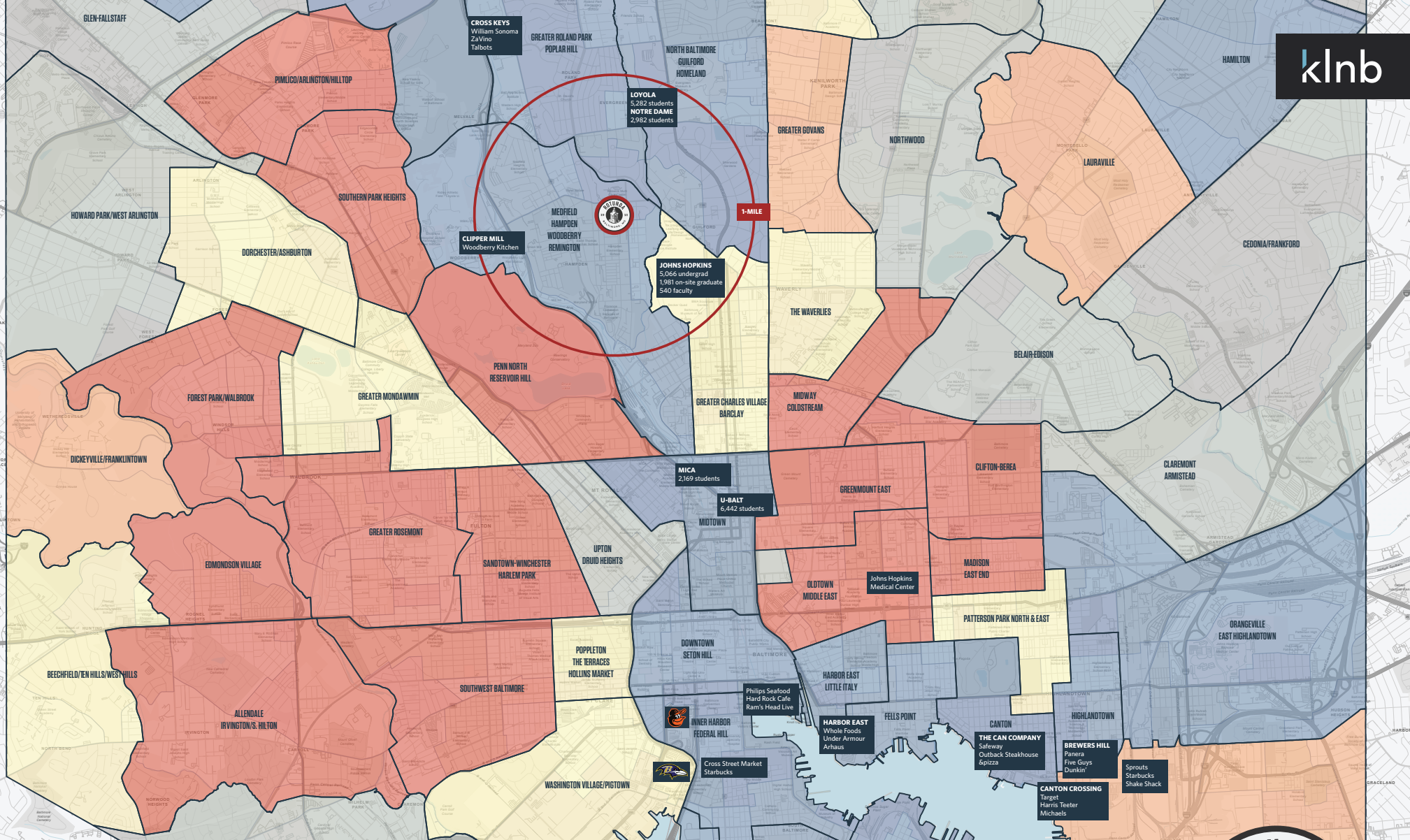


Average HH
Income

- \$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

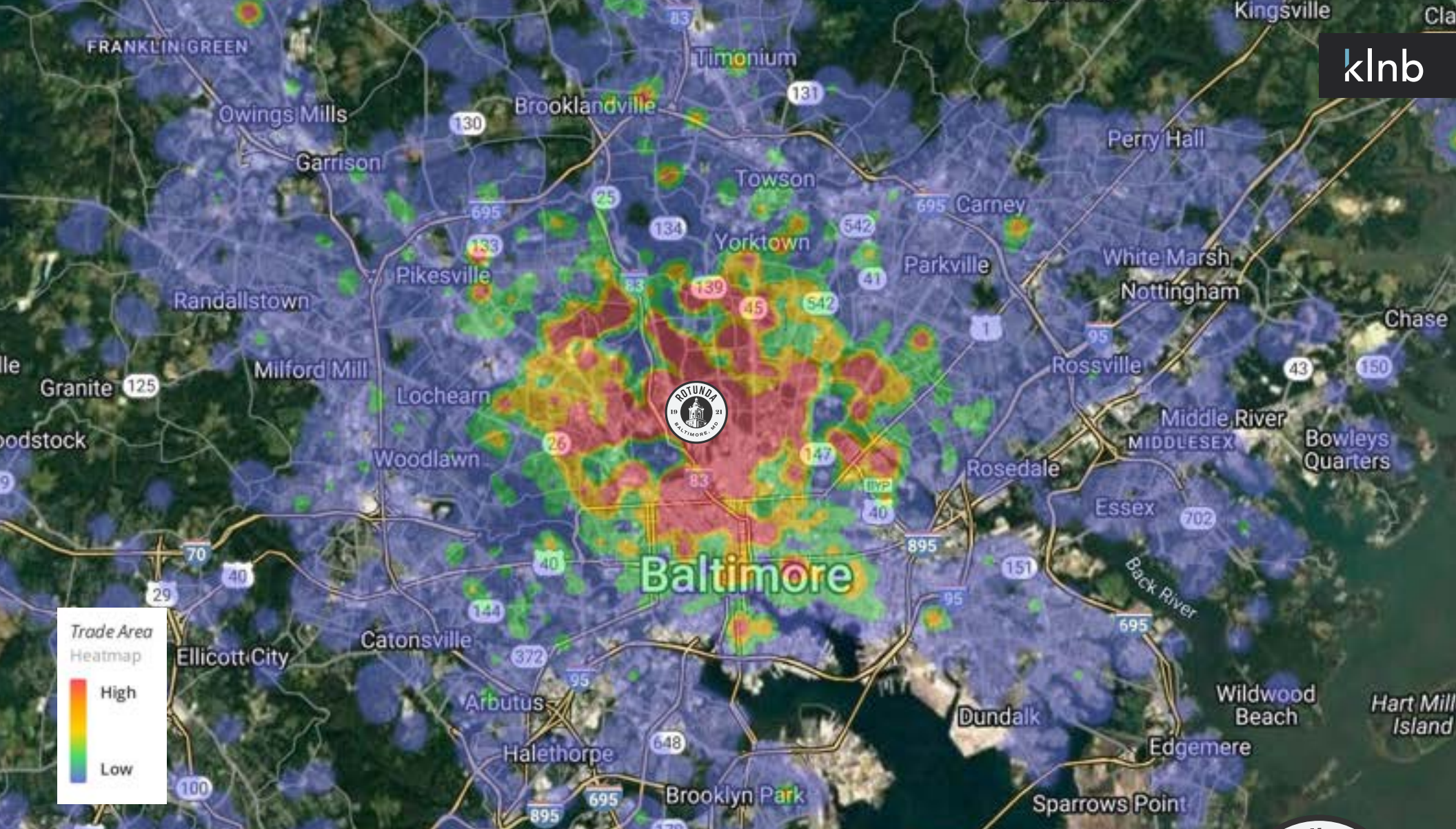


Population Change by Community

- 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



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1.4M
VISITS
(2023)



317K
VISITORS
(2023)



294K
GLA
(SQ. FT)



1.1K
PARKING
SPACES



PLACER.AI
TRADE AREA

LOYOLA UNIVERSITY
(5,783 STUDENTS)

15,700
[2023 ADT]

CVS
DUNKIN'

Miss Shirley's

E Gold Spring Ln

GUILFORD

SHERWOOD
GARDENS

GREEN SPRING TOWER SQUARE

Giant
DUNKIN' RITE AID
T Mobile

ROLAND PARK

10,225
[2023 ADT]

14,650
[2023 ADT]

125,185
[2023 ADT]

12,800
[2023 ADT]

movement

movement
CLIMBING • YOGA • FITNESS

TV HILL

THE ROTUNDA
MOM'S ORGANIC MARKET
WAREHOUSE
Starbucks
MOD
corepower
YOGA
PURE JUICE
moby dick

HAMPDEN

9,790
[2023 ADT]

ARTIFACT
"COFFEE"

Union Mill
60 APTS

12,510
[2023 ADT]

WOODBERRY
KITCHEN

CUCHARA

BIROTECA

ROOSEVELT
PARK

THE FOOD MARKET
GOLDEN WEST CAFE
WAVE
Charmery
THE AVENUE
AT W. 36TH STREET

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

JOHNS HOPKINS
UNIVERSITY
(5,407 STUDENTS)

CHARLES VILLAGE



HOPKINS SQUARE

7
ELEVEN

FedEx Office

MARKET
AERIAL



MILL No 1



PYLON

10,225
[2023 ADT]

PYLON



pure barre

BANK OF AMERICA

ATI

UNIVERSITY of MARYLAND
URGENT CARE

MOM'S
MOM'S Organic Market

STRETCH LAB

xfinity



BARN & LODGE
[COMING 2025]

PURE RAW JUICE

moby dick
HOUSE OF KABOB

corepower
YOGA

WAREHOUSE
CINEMAS

MOD

CLUB PILATES

Massage Envy
SPA

BRICK
BODIES

2,205
[2023 ADT]

13,955
[2023 ADT]



CLOSE-UP
AERIAL



STORE LOCATIONS

| | | | | | | | |
|-------------------------------|-----------|-------------------------------|----------|-----------------------------------|-----------|---------------------------------|----------|
| [100] AVAILABLE..... | 4,036 SF | [138] 18-8 Sushi..... | 2,606 SF | [156] The Joint Chiropractic..... | 1,244 SF | [167] AVAILABLE..... | 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] MOD Pizza..... | 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 Envy..... | 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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