



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



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**PROPERTY
HIGHLIGHTS**



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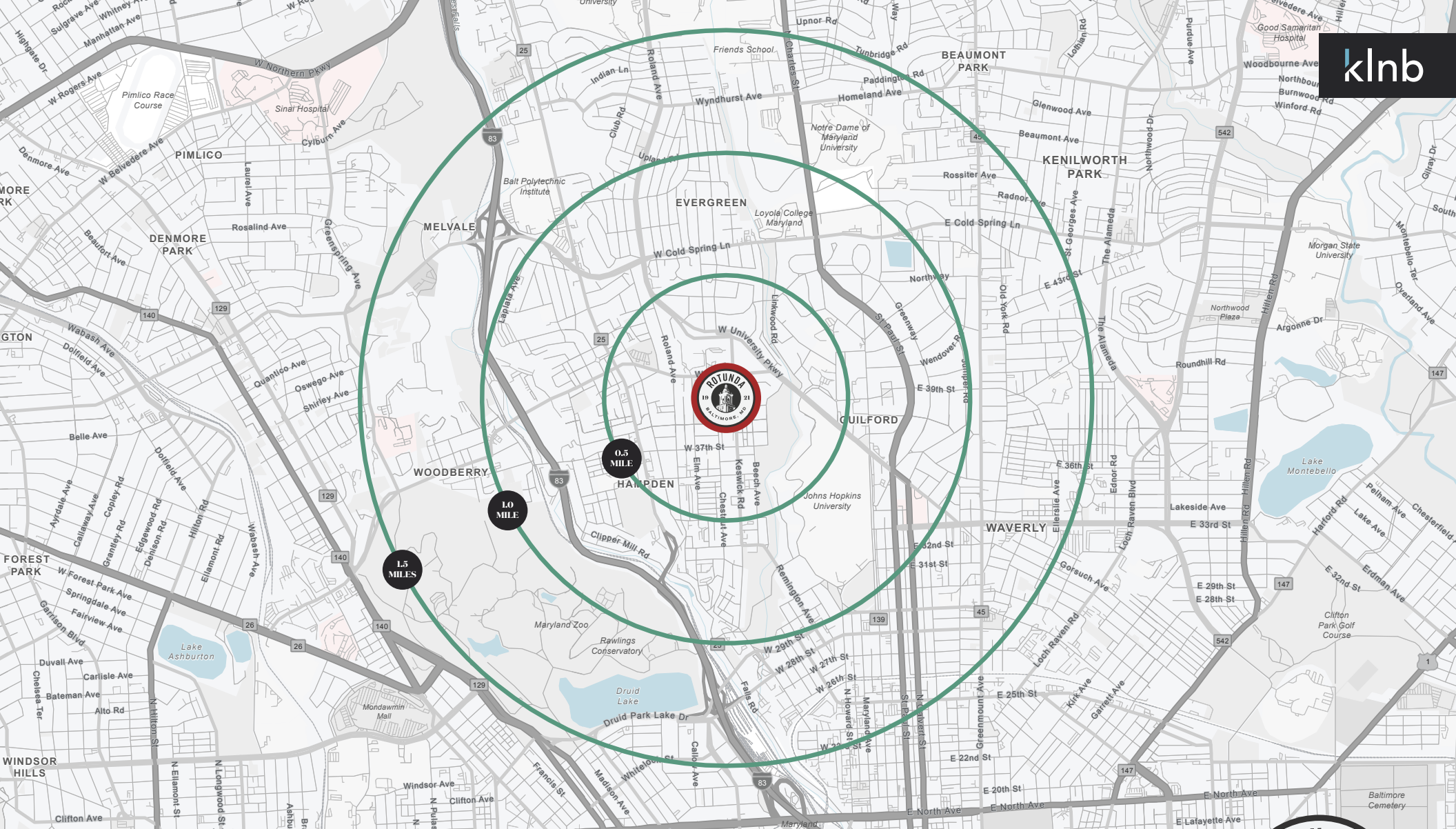


• New Main Retail Entrance
Now Open!

**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

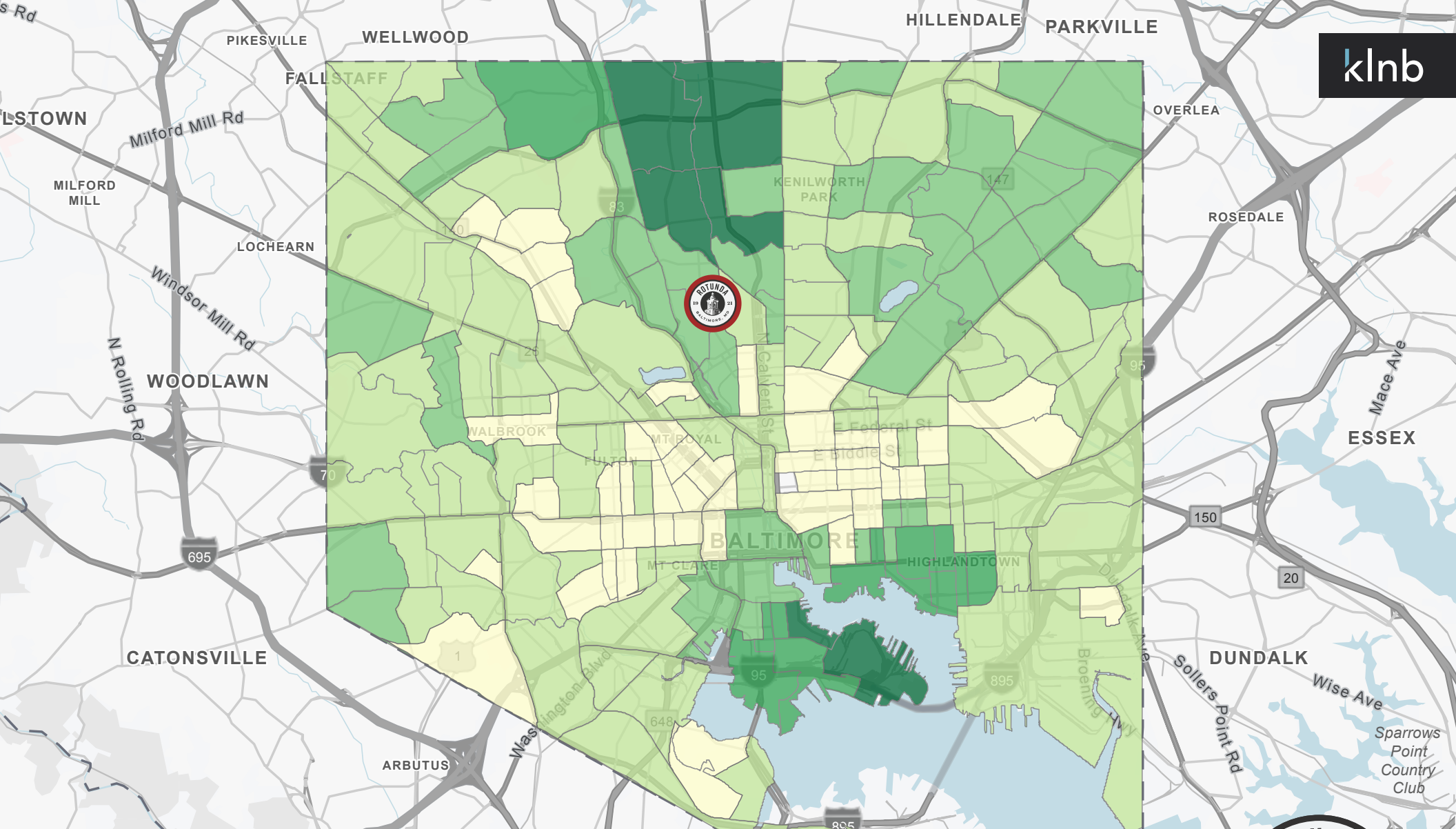


Median HH Income

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



**PROPERTY
DEMOGRAPHICS**

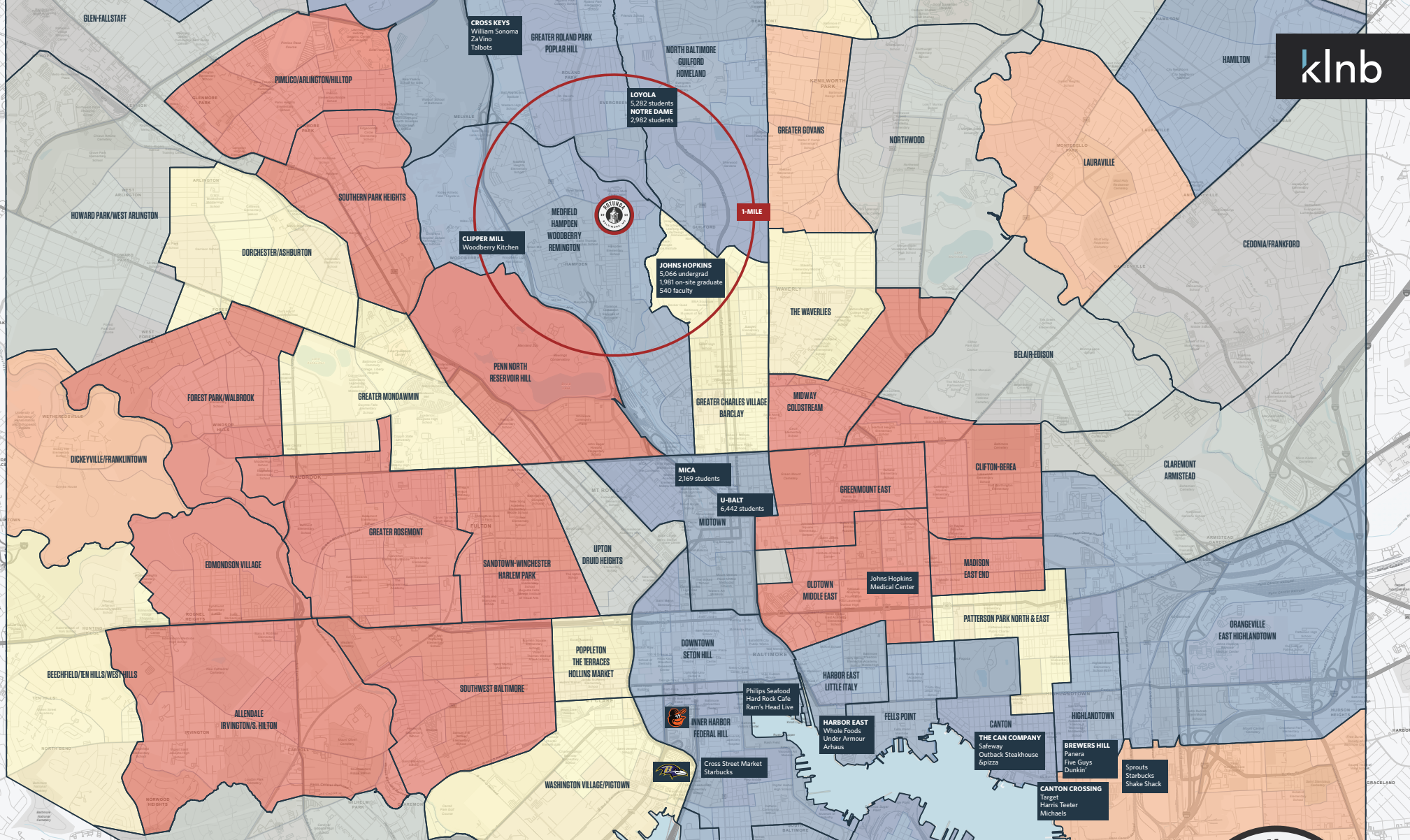


Average HH
Income

- \$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**

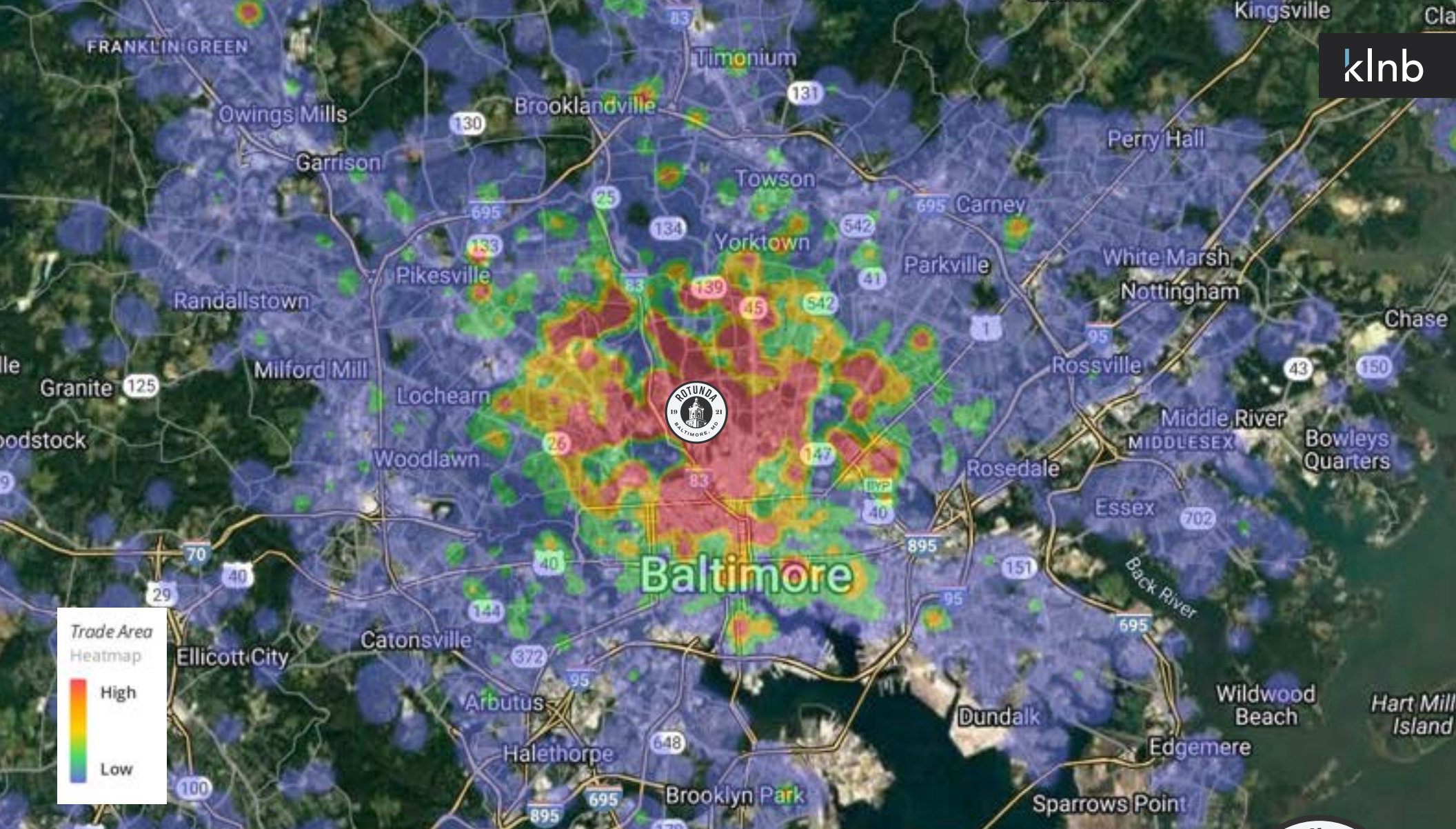


Population Change by Community

- 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]

Miss Shirley's

CVS
DUNKIN'

12,800
[2023 ADT]

GREEN SPRING TOWER SQUARE
Giant
DUNKIN'
RITE AID
CHIPOTLE

ROLAND PARK

GUILFORD

SHERWOOD GARDENS

14,650
[2023 ADT]

125,185
[2023 ADT]

movement
CLUBS: YOGA • FITNESS

THE ROTUNDA
MOM Organic Market
WAREHOUSE MARKET
Starbucks
PURE JUICE
corepower YOGA
meby dICK
CLUB PILATES

10,225
[2023 ADT]

9,790
[2023 ADT]

ARTIFACT
"COFFEE"

Union Mill
60 APTS

12,510
[2023 ADT]

WOODBEARY KITCHEN

BUCHARA

BIROTECA

ROOSEVELT PARK

HAMPDEN

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

CHARLES VILLAGE

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

JOHNS HOPKINS UNIVERSITY
(5,407 STUDENTS)



HOPKINS SQUARE
7 ELEVEN
FedEx Office

MARKET
AERIAL



MILL No 1



PYLON

10,225
[2023 ADT]

PYLON

2,205
[2023 ADT]

13,955
[2023 ADT]

STRETCH LAB

xfinity

BARN & LODGE
[COMING 2025]

WAREHOUSE
CINEMAS

Massage Envy
SPA

pure barre

BANK OF AMERICA

MOM's Organic Market



PURE RAW
JUICE

moby dick
HOUSE OF KABOB

corepower
YOGA

CLUB PILATES

BRICK
BODIES

UNIVERSITY of MARYLAND
URGENT CARE



CLOSE-UP
AERIAL



STORE LOCATIONS

[100] AT LEASE..... 4,036 SF	[138] 18-8 Sushi..... 2,606 SF	[156] The Joint Chiropractic..... 1,244 SF	[167] AT LEASE..... 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] AVAILABLE..... 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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