



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**

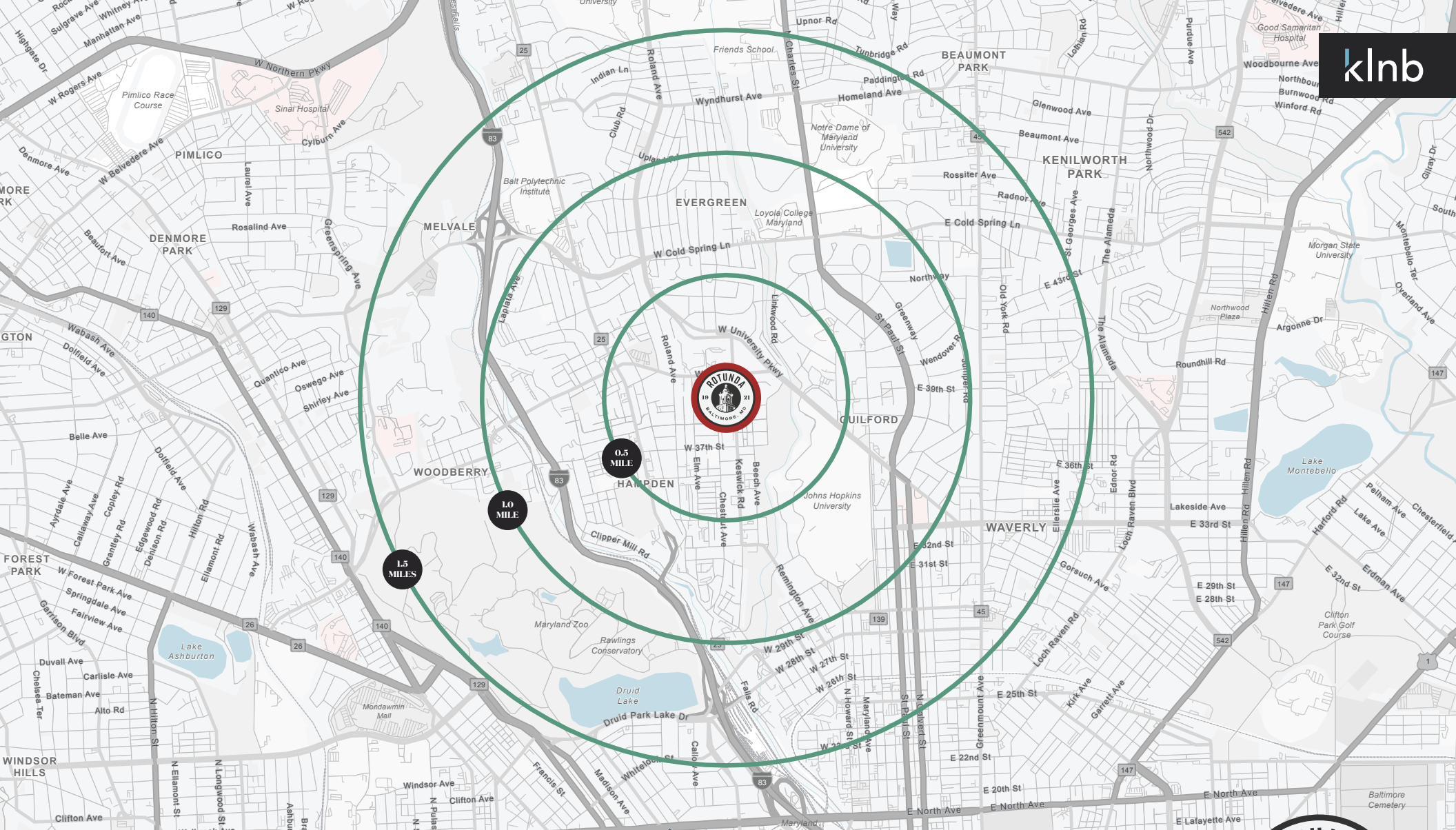




• New main entrance retail plaza opening in 2024

**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



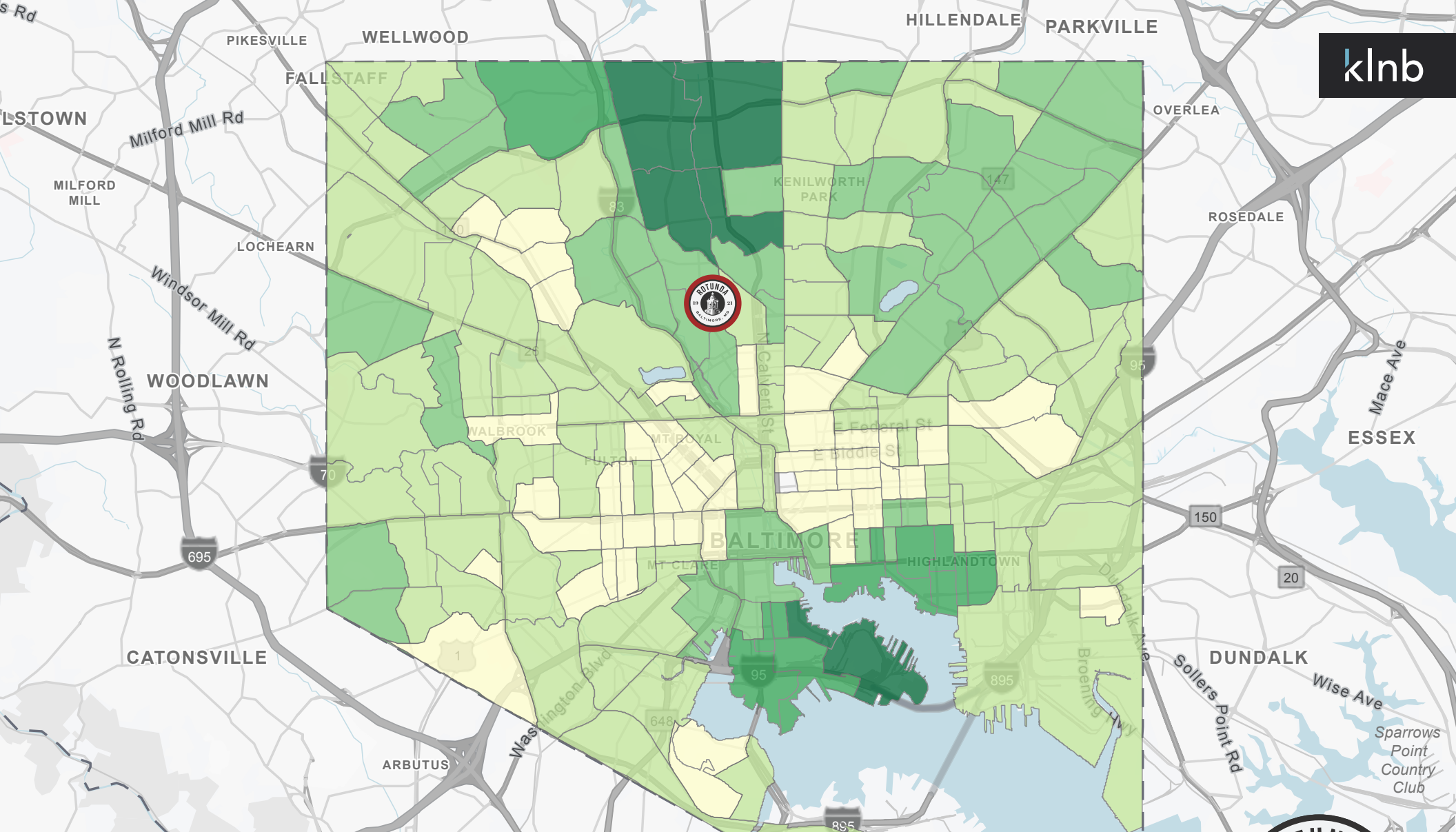
**Median HH Income**

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



**PROPERTY DEMOGRAPHICS**





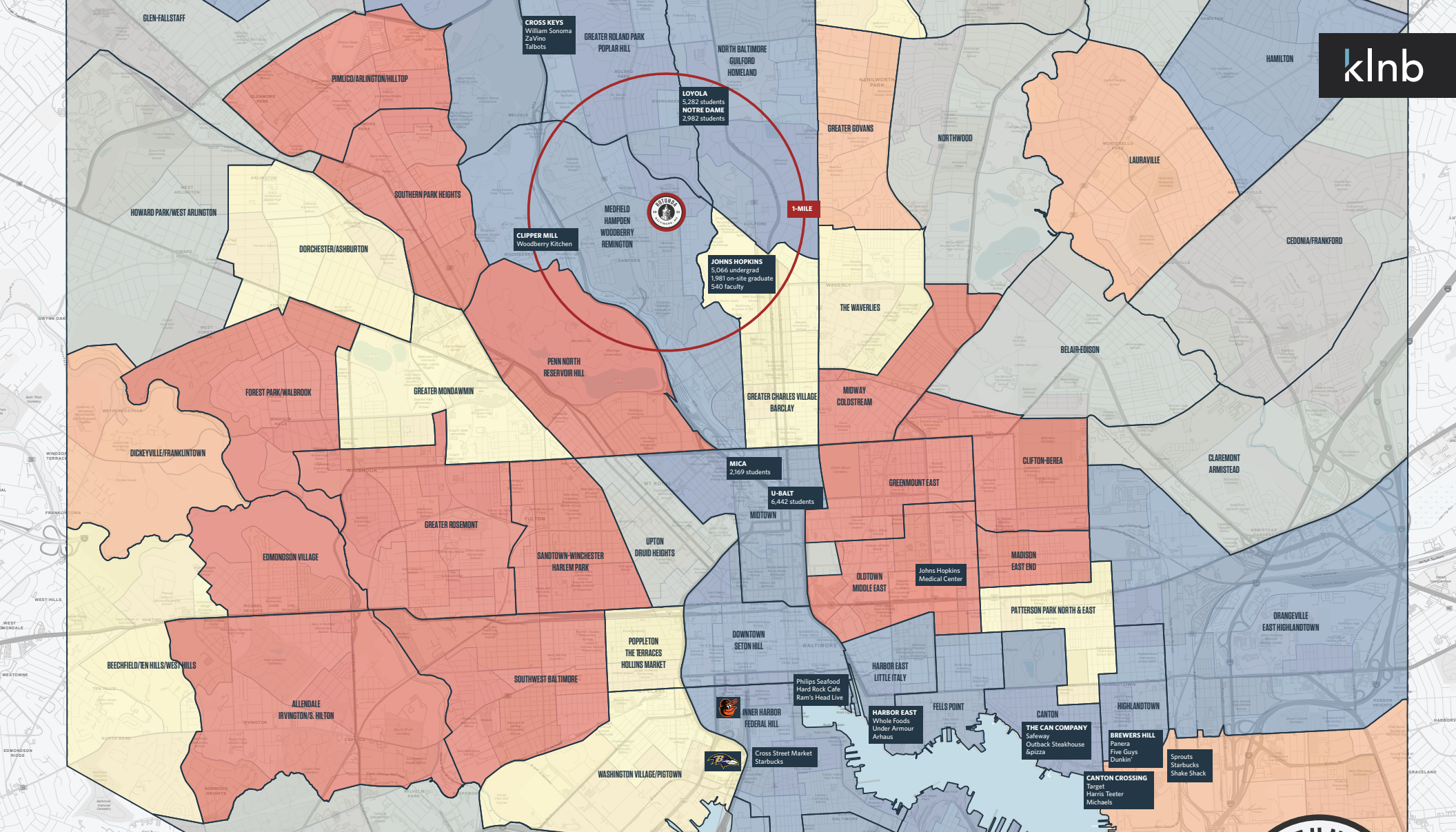
Average HH Income

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



NEIGHBORHOOD DEMOGRAPHICS





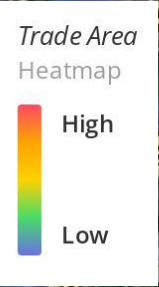
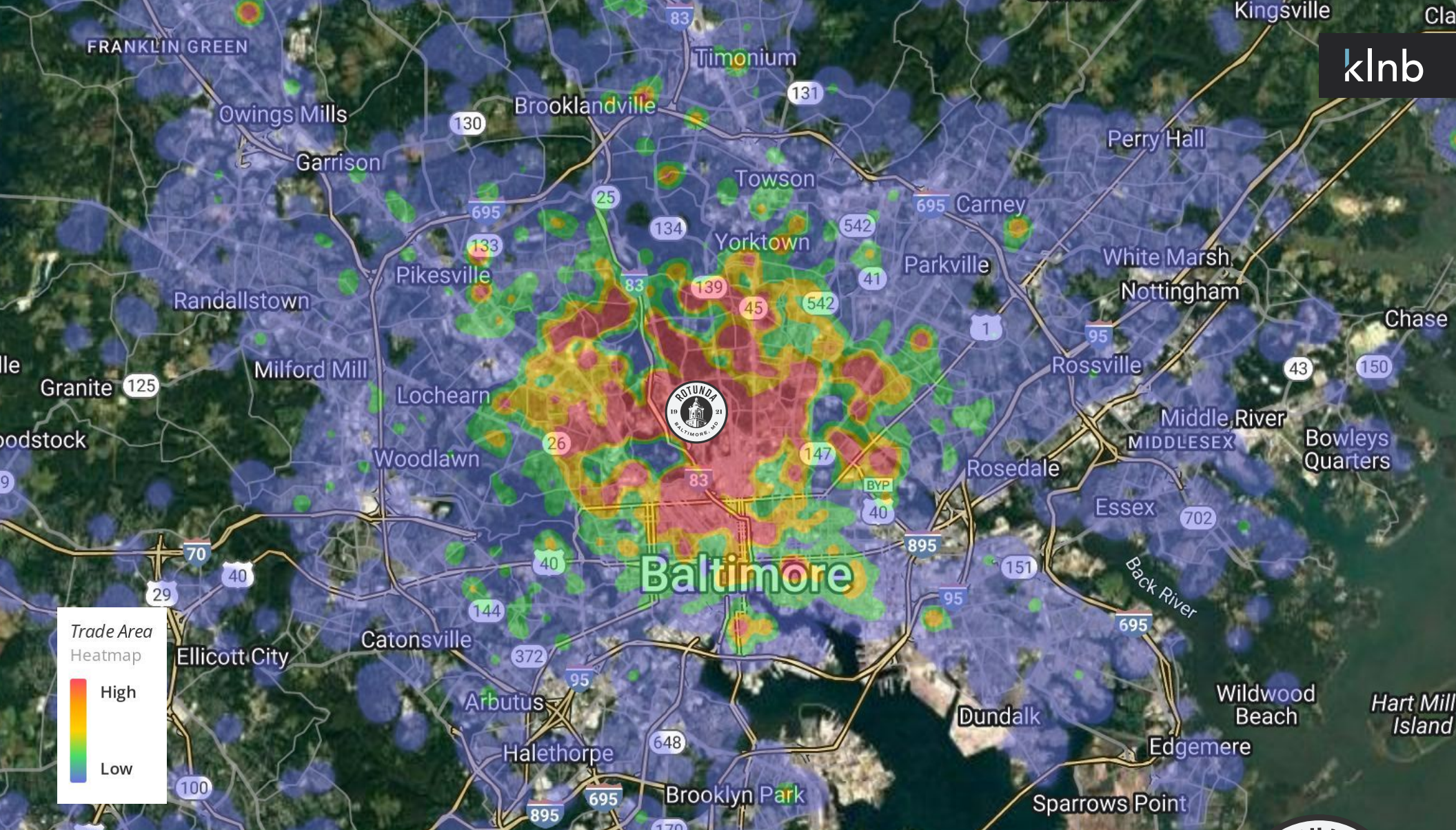
**Population Change by Community**

- 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**





**1.4M**  
VISITS  
(2023)



**317K**  
VISITORS  
(2023)



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



**1.1K**  
PARKING  
SPACES



**PLACER.AI**  
TRADE AREA



LOYOLA UNIVERSITY  
(5,783 STUDENTS)



14,702  
[2022 ADT]

E Cold Spring Ln

# GUILFORD

SHERWOOD GARDENS

GREEN SPRING TOWER SQUARE

# ROLAND PARK

W University Pkwy

W 40th 10,064  
[2022 ADT]

11,992  
[2022 ADT]

THE ROTUNDA

# HAMPDEN

W 36th St

THE FOOD MARKET  
GRANO EMPORIO

THE AVENUE  
AT W. 36TH STREET

CHARLES VILLAGE

JOHNS HOPKINS UNIVERSITY  
(5,407 STUDENTS)

# CHARLES VILLAGE



HOPKINS SQUARE

# MARKET AERIAL

TV HILL



Pariah

ARTIFACT -COFFEE-

Union Mill  
60 APTS

WOODBERRY KITCHEN



BIRROTECA  
CRAFT BEER, WINE & ARTISAN PIZZA

ROOSEVELT PARK

12,744  
[2022 ADT]



MILL No 1



10,064  
[2022 ADT]

PYLON

PYLON

WAREHOUSE CINEMAS  
MOM  
BRICK BODIES  
repower YOGA CLUB PILATES  
16-5000 STARBUCKS  
MOD PIZZA xfinity  
the JOINT char-grilled m.bykay  
pure barry  
LEASING Office: 410-821-8585 Retail: 301-461-9648  
711-733

BANK OF AMERICA

AT

UNIVERSITY OF MARYLAND URGENT CARE

MOM  
MOM's Organic Market

xfinity

Starbucks

BARN & LODGE  
[COMING 2024]

PURE RAW JUICE

moby dick  
HOUSE OF KABOB

corepower  
YOGA

MEDIUM RARE

WAREHOUSE CINEMAS

MOD

CLUB PILATES

Massage Envy  
SPA

BRICK BODIES

2,164  
[2022 ADT]

13,745  
[2022 ADT]



CLOSE-UP  
AERIAL





**STORE LOCATIONS**

[100] Medium Rare..... 4,036 SF	[137] Cinnaholic..... 1,092 SF	[155] Toki Tako.....1,204 SF	[166] Bank of America.....4,880 SF
[102] Warehouse Cinema..... 33,759 SF	[138] 18-8 Sushi..... 2,606 SF	[154] Mi & Yu Noodle Bar.....1,230 SF	[167] AVAILABLE.....3,267 SF
[106] MOD Pizza..... 2,624 SF	[140] Moby Dick Kabobs..... 2,000 SF	[156] The Joint Chiropractic.....1,244 SF	[168] AVAILABLE.....1,488 SF
[107] Juvix the Tech Guy..... 1,174 SF	[142] Pure Raw Juice..... 898 SF	[157] Floyd's Barber Shop.....1,318 SF	[170] ATI Physical Therapy.....3,548 SF
[108] Message Envy..... 3,070 SF	[144] DryBar..... 1,824 SF	[158] Purre Barre.....1,459 SF	[173] UMD Urgent Care..... 3,700 SF
[115] AVAILABLE.....8,245 SF	[150] AVAILABLE.....670 SF	[159] Mani Luxe Salon.....2,221 SF	[180] AT LEASE.....1,100 SF
[130] Brick Bodies Gym..... 20,000 SF	[151] AVAILABLE.....1,936 SF	[160] Starbucks.....2,094 SF	[183] Xfinity.....5,000 SF
[134] Club Pilates..... 1,688 SF	[152] The Local Fry..... 1,230 SF	[161] AVAILABLE.....3,641 SF	[186] The Barn & Lodge..... 5,500 SF
[136] Corepower Yoga..... 3,574 SF	[153] The UPS Store.....1,230 SF	[163] MOM's Organic Market...17,550 SF	[192] Rita's Italian Ice..... 180 SF



**RETAIL  
SITE PLAN**



# klnb

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REAL ESTATE

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