



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



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**PROPERTY  
HIGHLIGHTS**

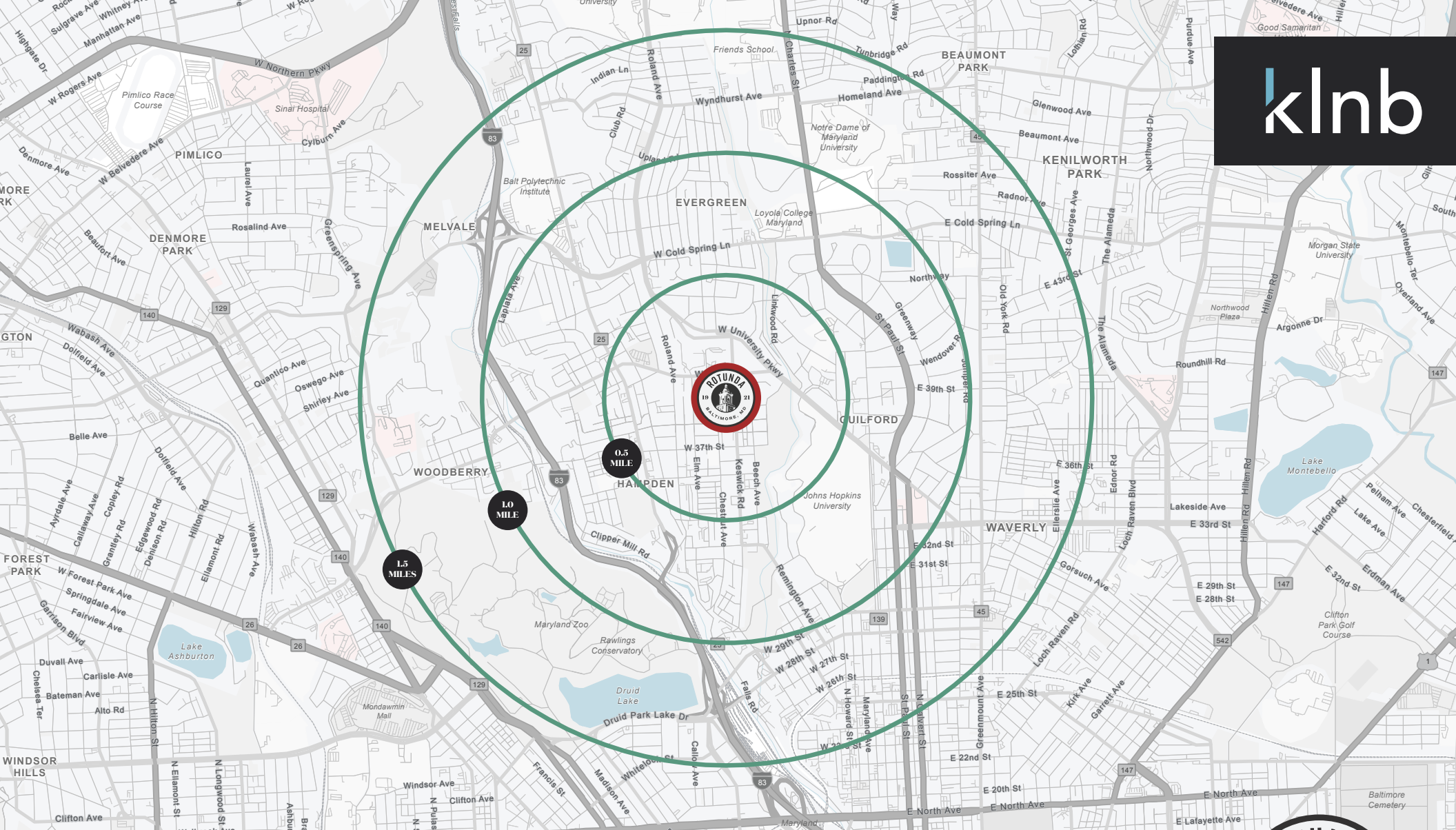




- New main entrance retail plaza opening in 2024

**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

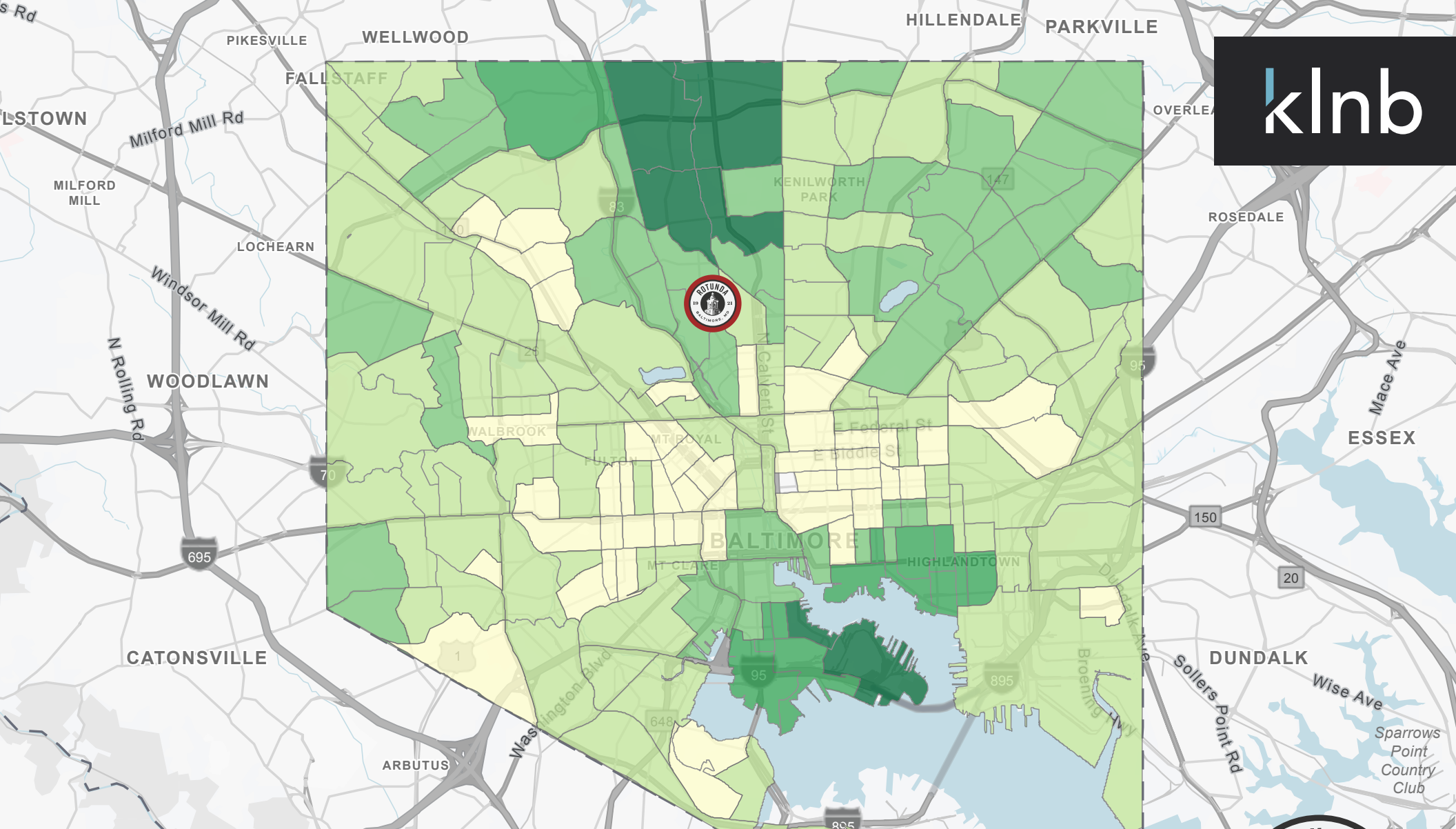
0.5 Mile.....	\$79,962
1.0 Mile.....	\$77,115
1.5 Mile.....	\$64,805



**PROPERTY  
DEMOGRAPHICS**



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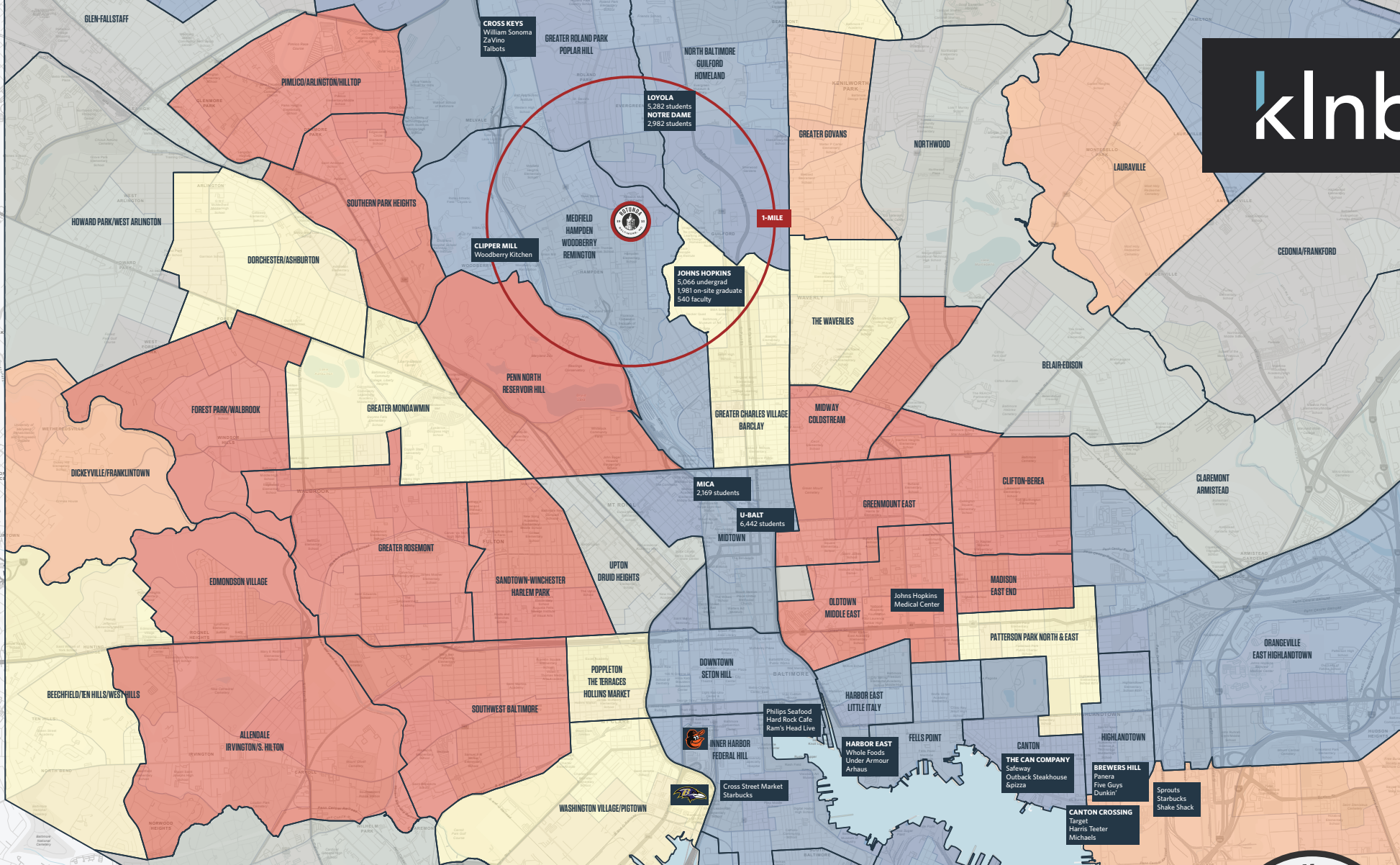
Average HH  
Income

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



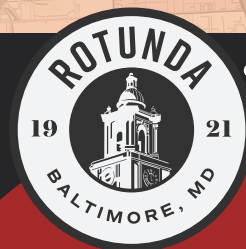
NEIGHBORHOOD  
DEMOGRAPHICS





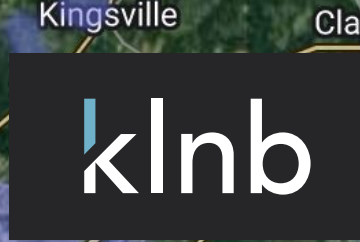
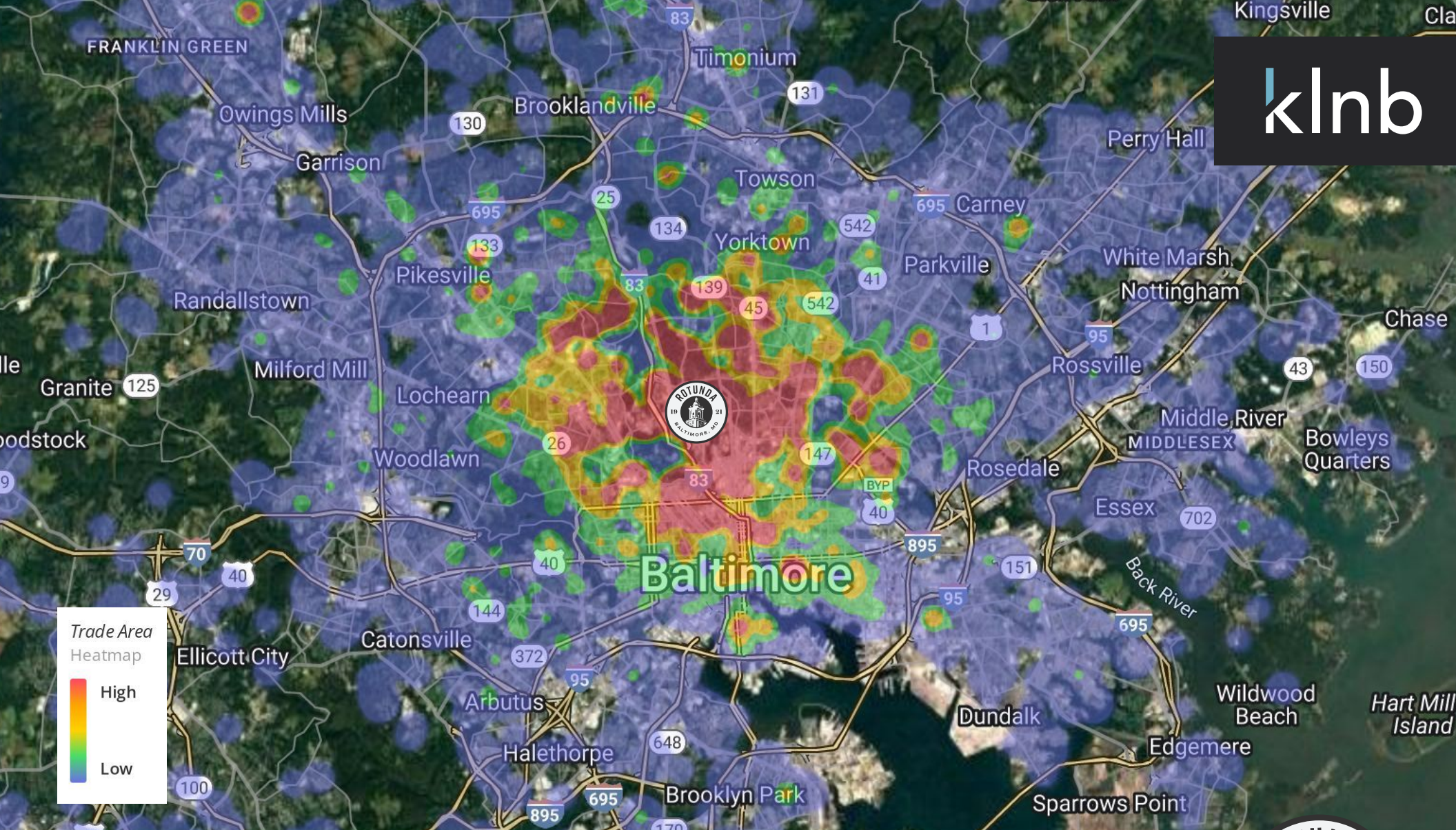
# Population Change by Community

- 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)

# GUILFORD

SHERWOOD  
GARDENS

11,992  
[2022 ADT]

# ROLAND PARK

14,702  
[2022 ADT]

Miss Shirley's

CVS  
DUNKIN'

13,154  
[2022 ADT]

GREEN SPRING TOWER SQUARE  
Giant  
DUNKIN'  
RITE AID  
T Mobile

12,185  
[2022 ADT]

UNION MILL

movement  
CLASSIC VOGUE FITNESS

TV HILL

Pariah

ARTIFACT  
-COFFEE-

Union Mill  
60 APTS

WOODBERRY  
KITCHEN

LA CÚCHARA

THE ROTUNDA  
Apple  
WAREHOUSE  
Starbucks  
MOD  
corepower  
YOGA  
moby  
click  
PURE JUICE  
MEDIUM RARE

12,744  
[2022 ADT]

ROOSEVELT  
PARK

BIRROTECA  
CRAFT BEER, WINE & ARTISAN PIZZA

# HAMPDEN

THE FOOD MARKET  
GRANO EMPORIO  
GOLDEN WEST CAFE  
WAVE  
Charmer  
THE AVENUE  
AT W. 36TH STREET

W 36th St

W 40th

W 36th St

# CHARLES VILLAGE

JOHNS HOPKINS  
UNIVERSITY  
(5,407 STUDENTS)

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

11,393  
[2022 ADT]

HOPKINS SQUARE

7  
ELEVEN

FedEx Office







10,064  
[2022 ADT]

10,064  
[2022 ADT]

BANK OF AMERICA

AT&T

UNIVERSITY OF MARYLAND  
URGENT CARE

MOM  
MOM's Organic Market

Starbucks

xfinity

PURE RAW  
JUICE

moby  
dick  
HOUSE OF KABOB

corepower  
YOGA

CLUB PILATES

BRICK  
BODIES

MEDIUM  
RARE

WAREHOUSE  
CINEMAS

MOD

Massage Envy  
SPA

2,164  
[2022 ADT]

13,745  
[2022 ADT]



CLOSE-UP  
AERIAL





## AVAILABLE SPACES

- 670 SF
- 1,488 SF [Retail Space A]
- 1,936 SF
- 3,267 SF [Retail Space B]
- 8,245 SF
- 3,641 SF



**RETAIL  
SITE PLAN**





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