



## NEARBY RETAILERS



SALAMANDER<sup>®</sup>  
HOTELS & RESORTS

OFFICINA Rappahannock  
— OYSTER BAR —

Evans Brothers  
Seafood



STARBUCKS



## TURNKEY RESTAURANT SPACES FOR LEASE

- 2 Restaurant spaces available in Portals Complex in SW DC
- 2,891 SF & 4,550 SF that can be combined
- Restaurants will serve the entire Portals Complex containing 1.8 million SF of underserved office and residential space
- Adjacent to the Salamander Hotel
- Interior spaces face the courtyard with unlimited outdoor seating available
- Aggressive lease terms are available

STEVE COMBS

scombs@klnb.com | 202-420-7776

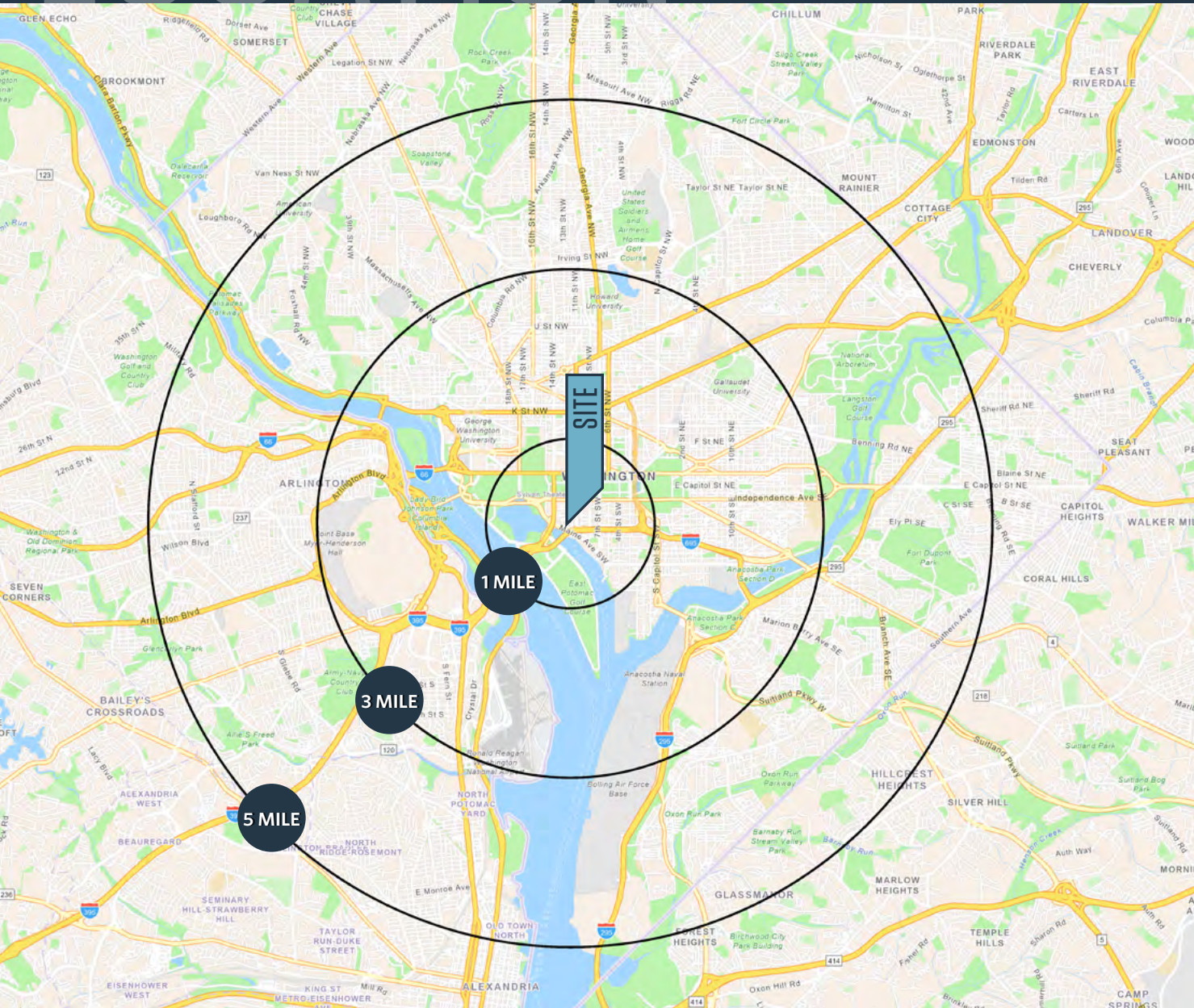
PHIL RUXTON

pruxton@klnb.com | 202-420-7777

# LOCATION

# THE PORTALS

445 12TH STREET, SW, WASHINGTON, DC 20024



## DEMOGRAPHICS | 2024:

	1-MILE	3-MILE	5-MILE
Population	17,086	347,687	837,436
Daytime Population	133,044	813,362	1,298,146
Households	11,119	181,467	399,324
Average HH Income	\$153,193	\$174,607	\$164,820

## TRAFFIC COUNTS | 2023:

I-395	177,100 ADT
12th Street	29,200 ADT

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# MARKET

# THE PORTALS

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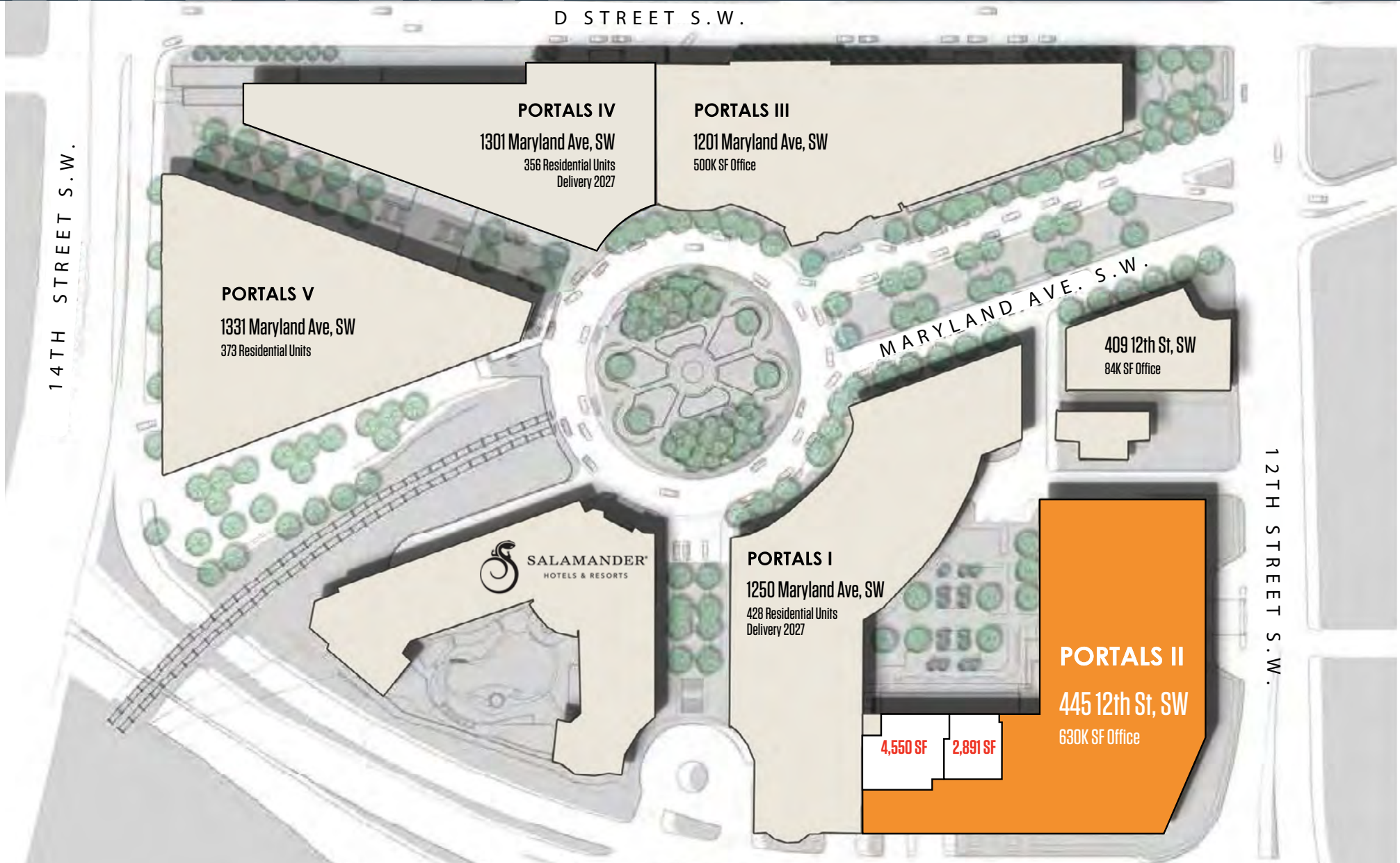
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**klnb**

# SITE PLAN

# THE PORTALS

445 12TH STREET, SW, WASHINGTON, DC 20024



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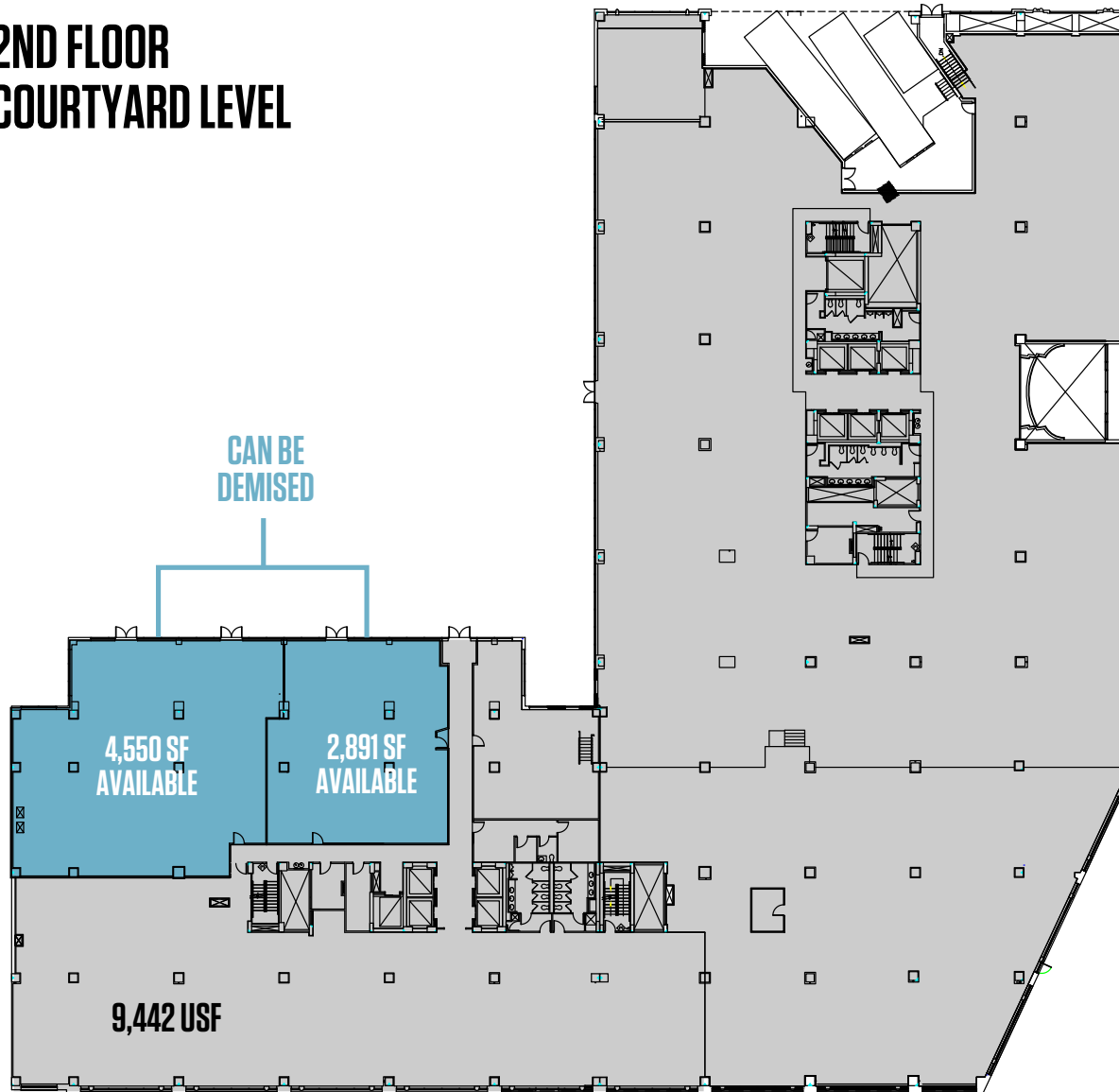
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## 2ND FLOOR COURTYARD LEVEL



## FOR MORE INFORMATION, PLEASE CONTACT:

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