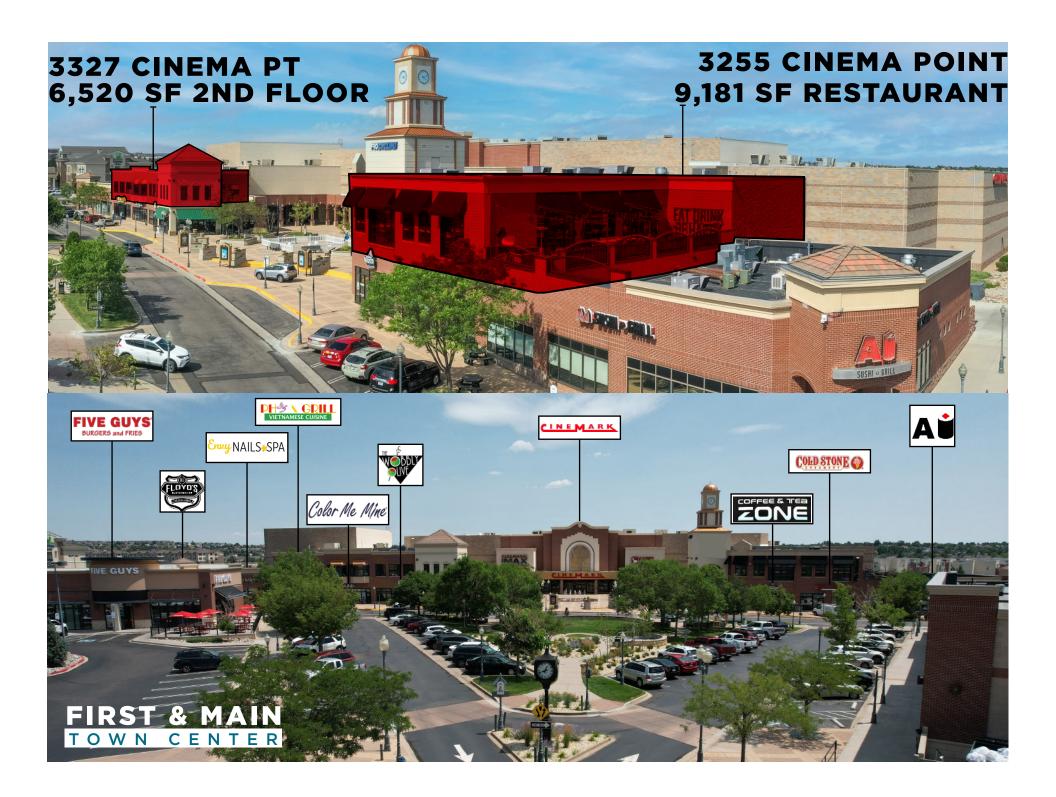


## THE HEART OF COLORADO **SPRINGS RETAIL**

First & Main is one of the largest and most diverse shopping centers in the Pikes Peak region and is the city's largest open-air shopping center. Home to prominent local and national brands in retail, hospitality, and dining and featuring free year-round community events, see why First & Main has been a key part of the Colorado Springs community for more than 20 years.

- Mattress Firm 4 Sharkey's Cuts for Kids Tan Your Hide In & Out Smart Repair Buckle Sally Beauty Wobbly Olive 2 AT&T Amazing Lash Pho & Grill Hallmark 3 Verizon Wireless Cold Stone LensCrafters Al Sushi **Five Guys Burgers** Coffee & Tea Zone Pro Cycling
- Lane Bryant Massage Envy Milan Hair Laser Removal
  - Color Me Mine Floyd's Barber Shop Envy Nails & Spa







CUSHMAN & Colorado Springs WAKEFIELD Commercial	2022 TRAFFIC COUNTS		2022 ESTIMATED DEMOGRAPHICS			
<b>Dan Rodriguez</b> Senior Managing Director O +1 719 418 4068 M +1 719 233 8043 dan@coscommercial.com	N Powers Blvd & S Tutt Blvd	84,625 VPD		1 MILE	<b>3 MILES</b>	5 MILES
			2022 Population	12,540	122,853	264,603
	N Powers Blvd & S Carefree Cir	64,498 VPD	2022 Households	4,738	46,967	102,026
	N Powers Blvd & N Carefree Cir	63,588 VPD	Median HH Income	\$78,655	\$72,007	\$69,908

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