

NOW LEASING!

FIRST & MAIN TOWN CENTER

COLORADO SPRINGS, CO



 NORWOOD

February 2024



For Leasing Information please contact:

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NORWOOD

FirstAndMainTownCenter.com



AVAILABLE PADS

- 1** AVAILABLE PAD SPACE
PAD SIZE - 33,541 SF | .77 ACRE
- 2** AVAILABLE PAD SPACE
PAD SIZE - 108,900 SF | 2.5 ACRE
- 3** AVAILABLE PAD SPACE
PAD SIZE - 26,000 SF | .60 ACRE

AVAILABLE INLINE SPACES

- 3265** AVAILABLE INLINE SPACE
SPACE SIZE - 4,696 SF | RETAIL
- 3327** AVAILABLE INLINE SPACE
SPACE SIZE - 6,520 SF | 2ND FLOOR

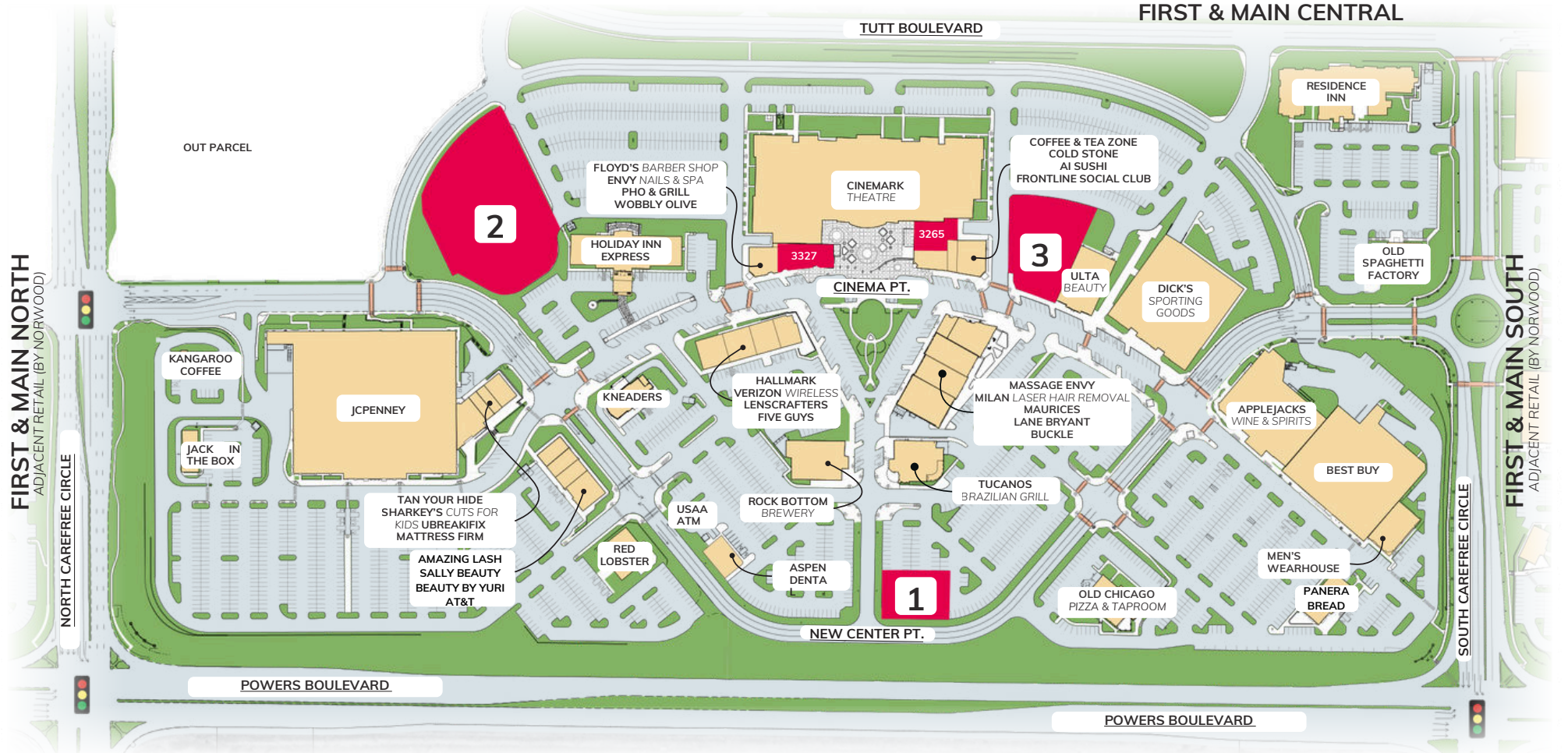
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FIRST & MAIN CENTRAL



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FIRST & MAIN TOWN CENTER



SEE WHAT'S IN STORE

CINEMARK

#1 GROSS SALES IN COLORADO - 2023

**DICK'S
SPORTING GOODS**

#2 GROSS SALES IN COLORADO - 2023

#1 FREESTANDING STORE IN COMPANY

**JCPENNY
SUPER TARGET
LOWE'S
PETSMART
RED ROBIN**

#1 GROSS SALES IN COLORADO - 2023

#3 GROSS SALES IN THE REGION - 2023

#1 GROSS SALES IN COLORADO - 2023

#2 GROSS SALES IN COLORADO - 2023

#1 GROSS SALES IN COLORADO - 2023

FIRST & MAIN TOWN CENTER



TRADE AREA

Powers Blvd | Colorado Springs, CO



LOCATION

Powers Boulevard | Colorado Springs, CO



Colorado Springs

ATTRACTIONS ABOUND

within a short drive of Downtown CO Springs

Garden of the Gods
Pikes Peak
Broadmoor Seven Falls
Cheyenne Mountain Zoo

TOTAL
POPULATION

**486
248**



Average Age
35

With **50%** of the population
between **25** and **64**

The region boasts a cybersecurity industry that is one of the top five for jobs in the nation, an unmatched aerospace and defense cluster that is a hub for national military technology and strategy, a sports industry fueled by 57 national and international sports organizations, and groundbreaking innovation in life sciences and medical devices.

TOTAL BUSINESSES

74,287

TOP INDUSTRIES BY JOBS

HEALTH CARE
& SOCIAL SERVICES

49,346
JOBS

RETAIL

37,661
JOBS

PROFESSIONAL, SCIENTIFIC,
& TECHNICAL

33,529
JOBS

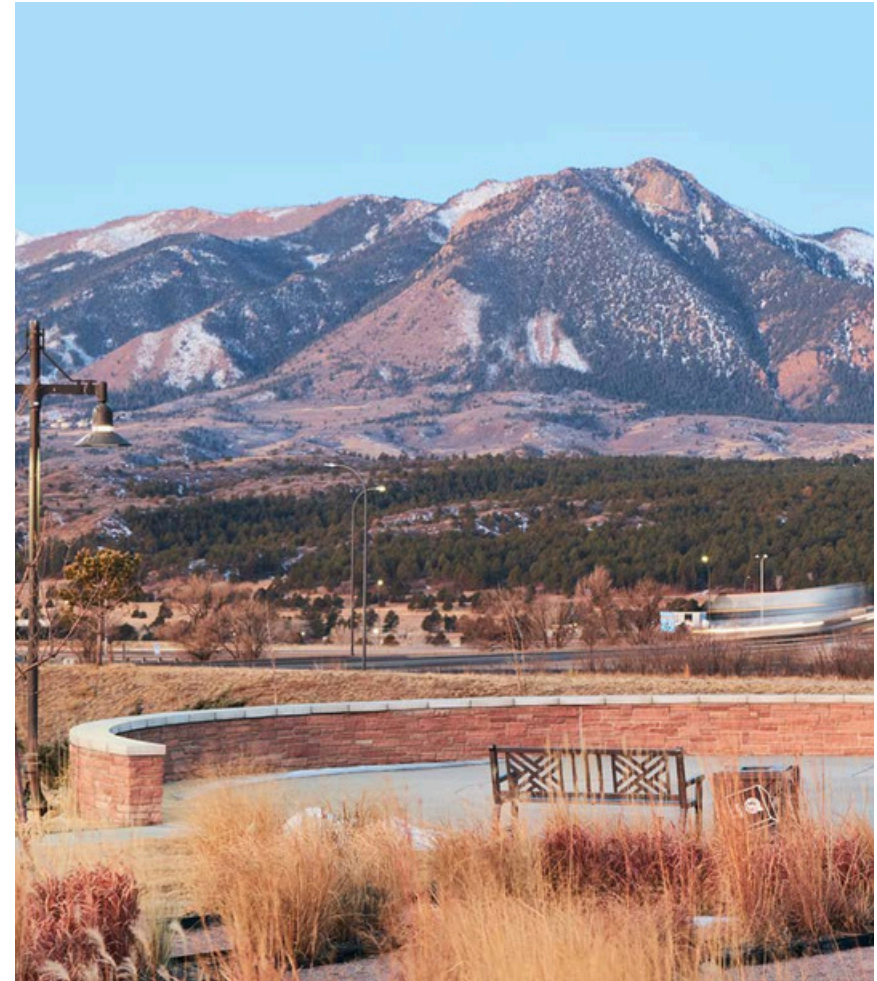
Peterson Air Force Base

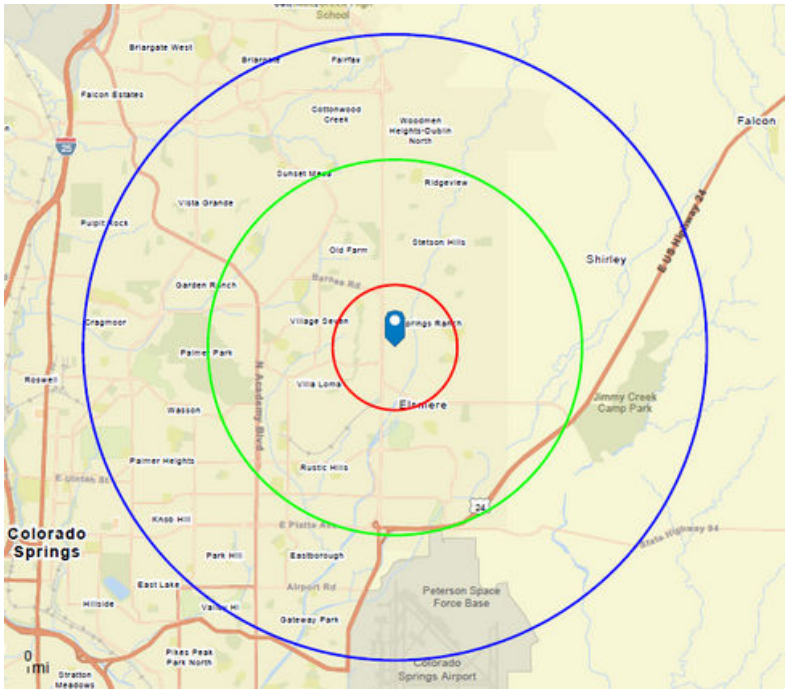
- 8,100+ personal
- 14,000+ Military Retirees
- 10,200+ family members

LABOR FORCE
387,100

24 MM

Visitors to Colorado
Springs in 2021





MAP COURTESY OF ESRI

TRAFFIC COUNTS

Location	Cars/Day
NORTH POWERS BLVD & TUTT BLVD	..... 84,625
NORTH POWERS BLVD & CAREFREE CIRCLE	..... 74,972
CAREFREE CIRCLE & NEW CENTER PT	..... 22,294
CAREFREE & BLOOMINGTON ST	..... 18,750

SOURCE: CoStar, 2024

DEMOGRAPHICS | COMPARISON SUMMARY

Categories	1 Mile	3 Miles	5 Miles
ESTIMATED POPULATION	..... 12,658	..... 117,349	..... 260,851
PROJ. POPULATION IN 2028	..... 13,793	..... 120,812	..... 269,352
AVG. HOUSEHOLD INCOME \$119,045 \$115,681 \$115,768
DAYTIME POPULATION (EMPLOYEES) 6,842 33,741 77,360

SOURCE: ESRI 2024



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