

NOW LEASING!

# FIRST & MAIN TOWN CENTER

COLORADO SPRINGS, CO



 NORWOOD



February 2024



For Leasing Information please contact:

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**NORWOOD**  
 FirstAndMainTownCenter.com

**FIRST & MAIN NORTH**

**AVAILABLE PAD**

**1**

AVAILABLE PAD SPACE  
 PAD SIZE - 19,500 SF | .45 ACRE

**FIRST & MAIN CENTRAL**  
 ADJACENT RETAIL (BY NORWOOD)



THIS EXHIBIT IS A GENERAL SITE PLAN ONLY AND IS NOT A REPRESENTATION REGARDING THE EXISTENCE, SIZE, CONFIGURATION, LOCATION, PARKING OR OPENING DATE OF ANY PAD, MAJOR USER, RETAIL ANCHOR, OR ANY TENANT OF OR OCCUPANCY OR PARKING CONFIGURATION, LOCATION, CONSTRUCTION OR COMPLETION OF CONSTRUCTION OF ANY BUILDINGS, STRUCTURES OR IMPROVEMENTS THEREON OR THERETO. SAID EXHIBIT IS SUBJECT TO CHANGE FROM TIME TO TIME AND TO THE APPROVAL OF ALL GOVERNMENTAL AGENCIES AND AUTHORITIES HAVING JURISDICTION THEREOVER.

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## 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



## TRADE AREA

Powers Blvd | Colorado Springs, CO



# TRADE AREA

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

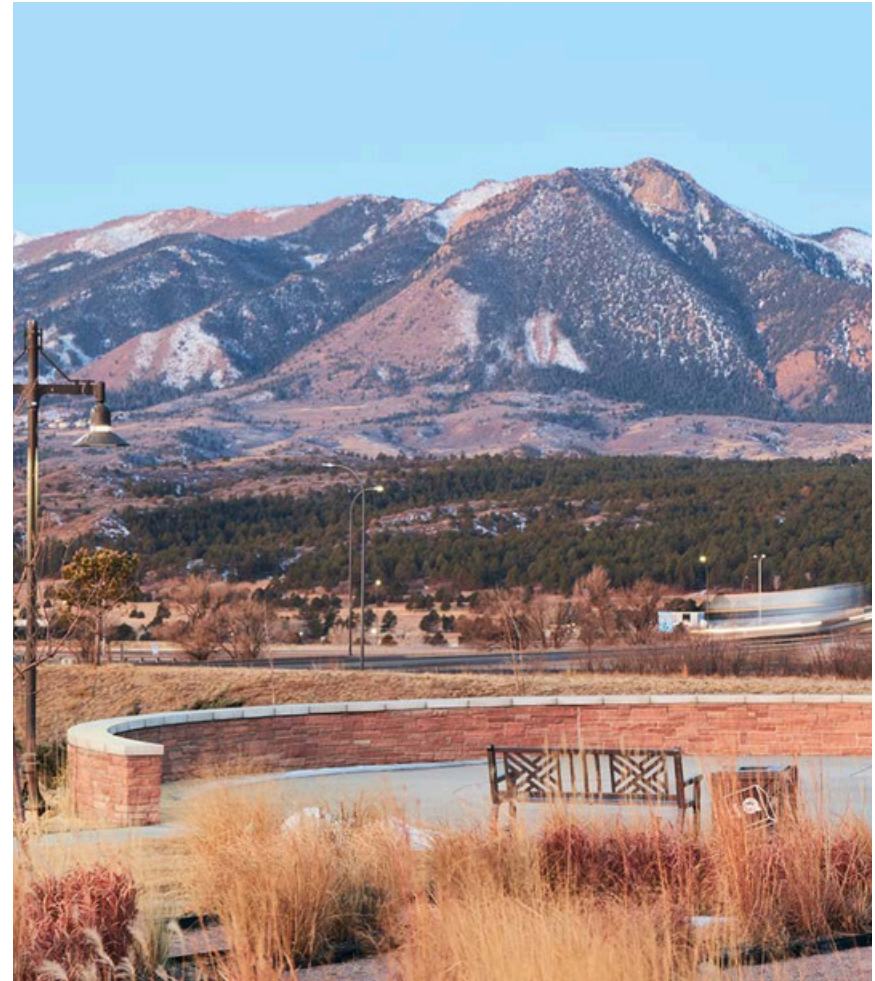
### Peterson Air Force Base

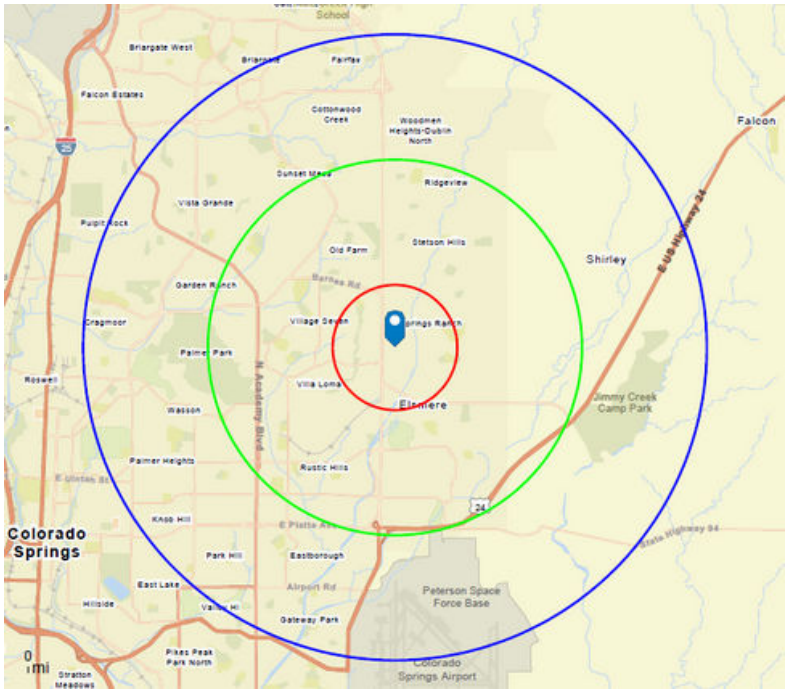
- 8,100+ personal
- 14,000+ Military Retirees
- 10,200+ family members

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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#### DEVELOPER

  
**NORWOOD**