

NOW LEASING!



FIRST & MAIN

TOWN CENTER

FIRST & MAIN - CONSTITUTION AVENUE



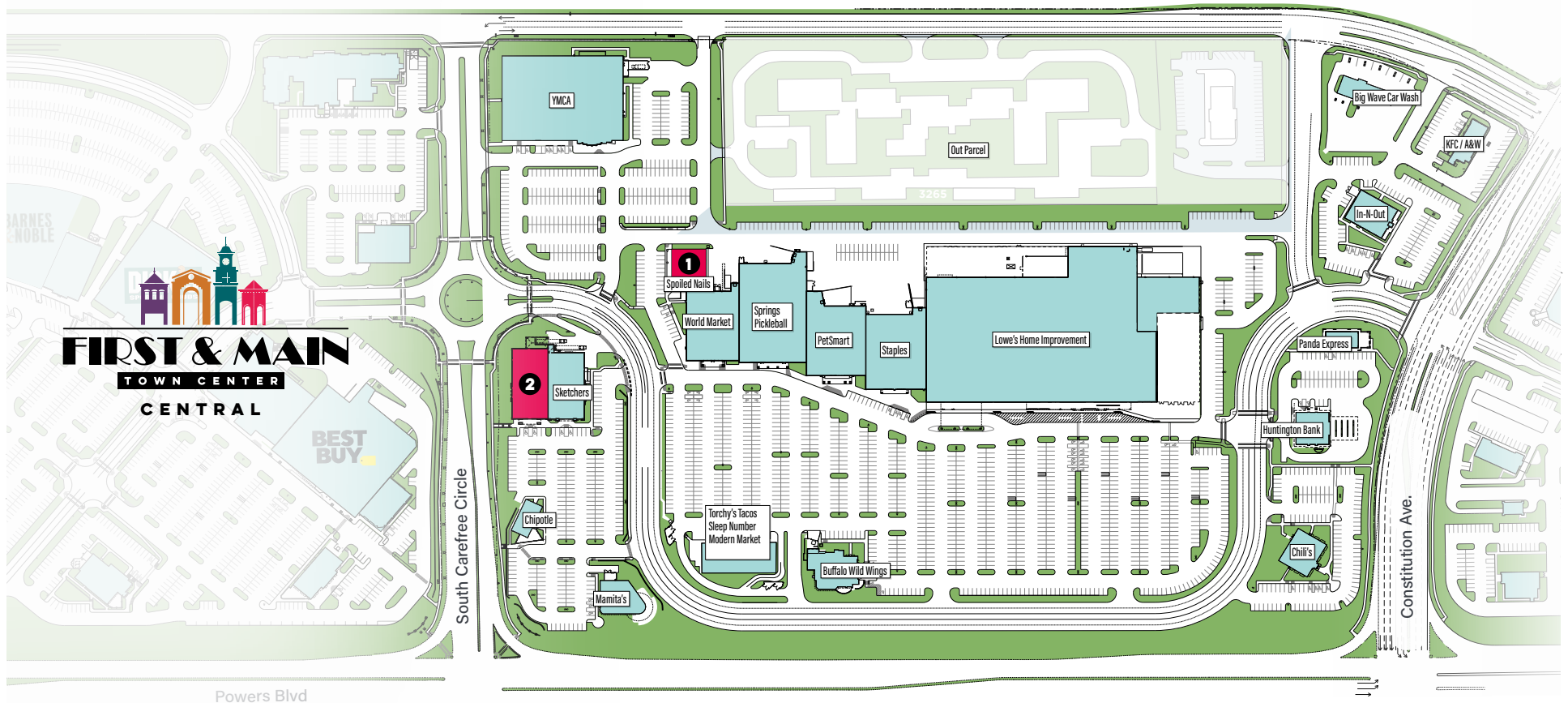
AVAILABLE PADS & SPACES/SOUTH

POWERS BLVD / COLORADO SPRINGS, CO



AVAILABLE PADS

- ❶ Available inline Space size - 4,429 sf ❷ Available Retail Space size - 10,800 sf



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 there on or there to. Said exhibit is subject to change from time to time and to the approval of all governmental agencies and authorities having jurisdiction there over.

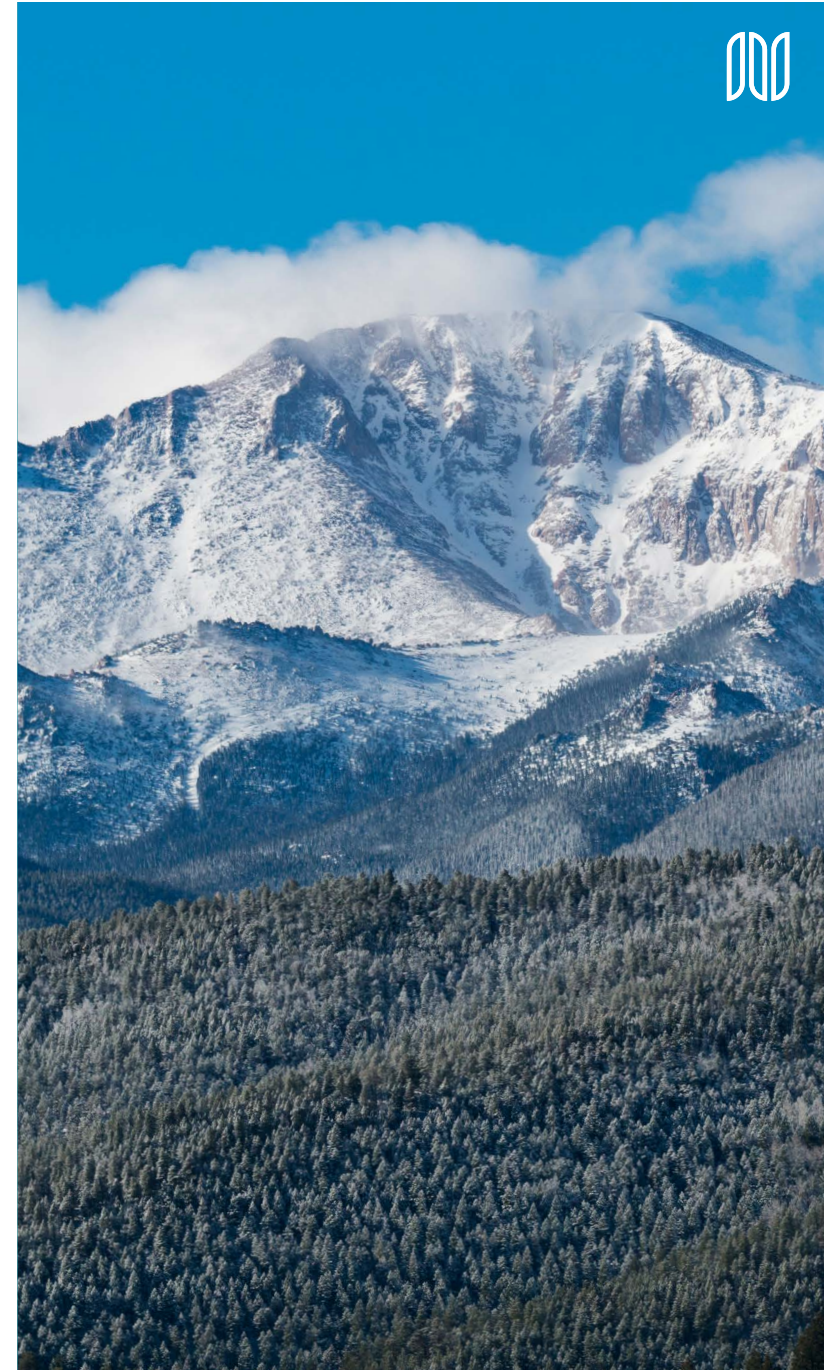


TAKING THE LONG VIEW.

Norwood Development Group is over 50 years old. What humbly began decades ago at the foot of Pikes Peak in Manitou Springs has grown into Southern Colorado's most recognized real estate development company.

As The Springs has grown, so has Norwood. We've been a developer, property owner, investor, and a non-profit contributor. We've donated our time and our resources to elevating our citizens and our city. We've worked hard to build the kind of trust and personal connections that make a great community.

With over 50 years of experience as a developer and landlord, Norwood brings an unmatched level of expertise to any project. Our strong, dependable team of experts is dedicated to ensuring every tenant story ends in success.



COLORADO SPRINGS, CO

With an inviting climate and high quality of life, Colorado Springs is a vibrant and growing city. Colorado Springs was ranked No. 2 Best Place to Live in the U.S. by U.S. News & World Report and No. 5 Best Performing Large U.S. City by the Milken Institute (2025). The city is home to a thriving cybersecurity sector, unmatched aerospace and defense clusters tied to national military technology and strategy, and 57 national and international sports organizations.

ATTRACTIONS

GARDEN OF THE GODS

PIKES PEAK

BROADMOOR SEVEN FALLS

CHEYENNE MOUNTAIN ZOO

THE NUMBERS

Total Population **486,248**

Labor Force **387,100**

Total Businesses **74,287**

VACATION DESTINATION

\$2.9 BILLION ANNUAL tourism impact and 25 million visitors annually

#5 BEST-PERFORMING CITY IN THE U.S.

Milken Institute, 2025

AVERAGE AGE

35 with 50% of the population between 25 & 64

TOP INDUSTRIES BY JOB

Health Care & Social Services **49,346**

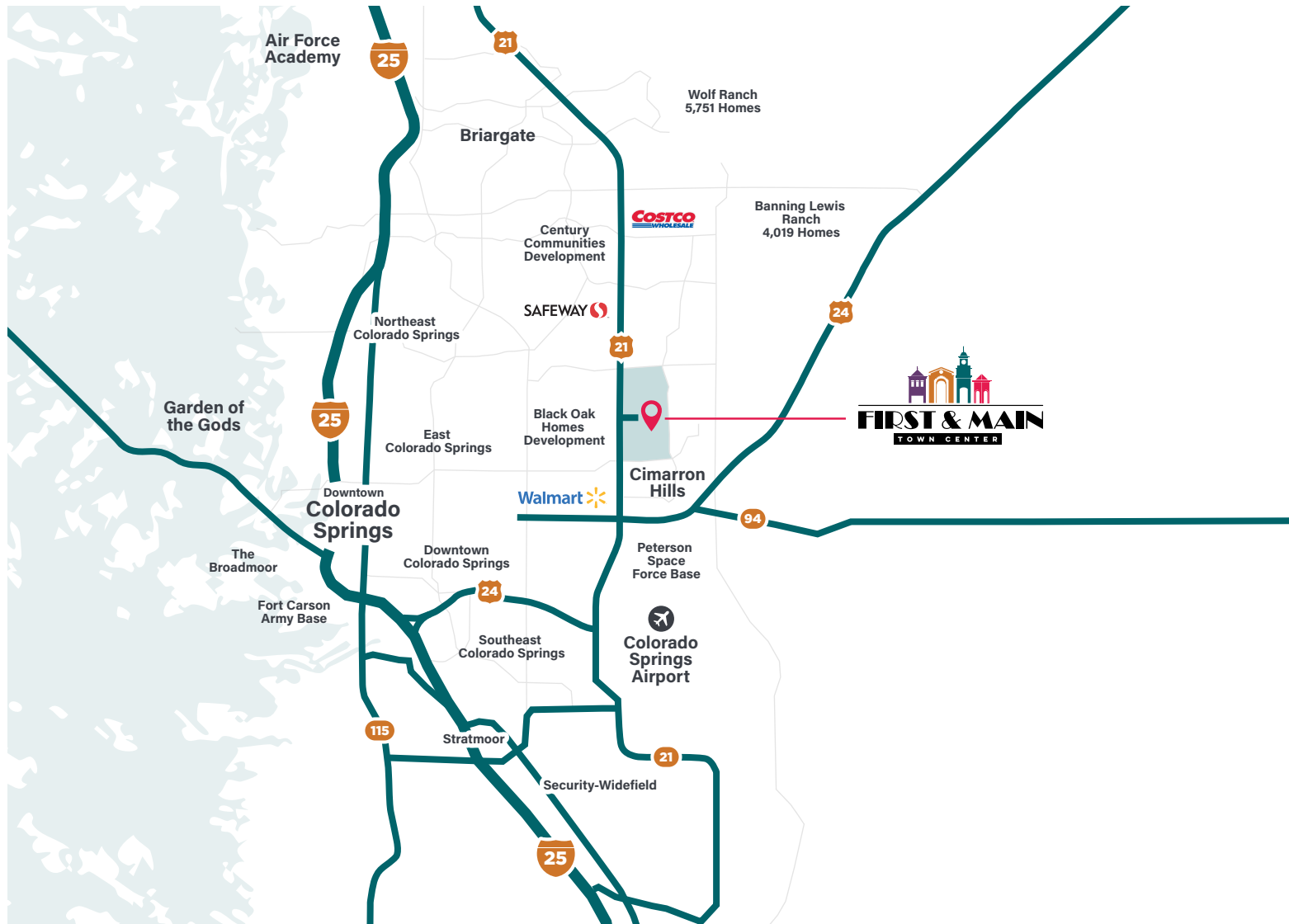
Retail **37,661+**

Professional, Scientific, & Technical **10,200+**



LOCATION

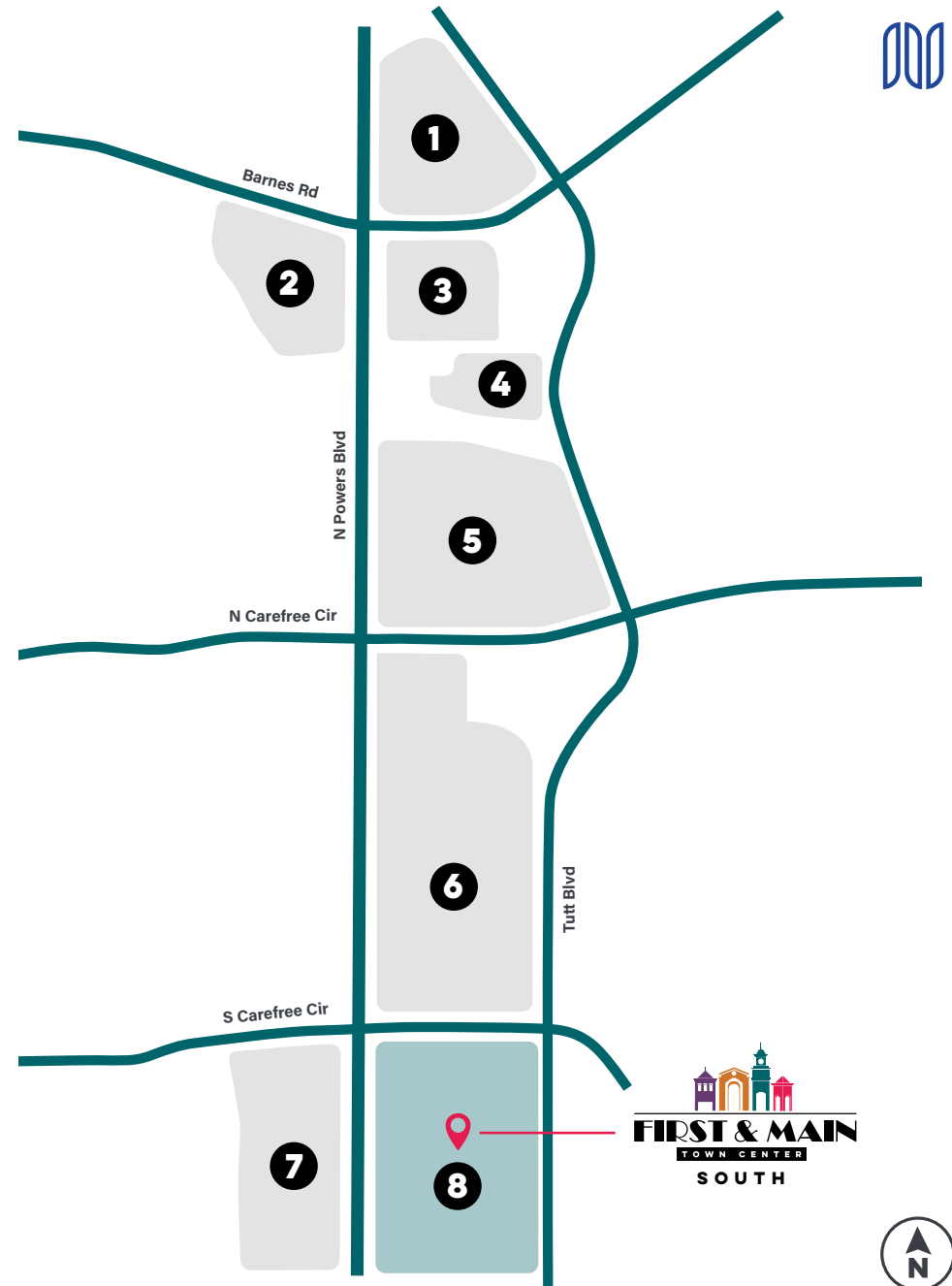
3305 CINEMA POINT, COLORADO SPRINGS, CO



TRADE AREA

POWERS BLVD / COLORADO SPRINGS, CO

- 1 **HOBBY LOBBY.** **OLD NAVY** **SIERRA TRADING POST**
- 2 **SPROUTS FARMERS MARKET** **Tires LES SCHWAB** **Burlington** **Cane's**
- 3 **COSTCO WHOLESALE**
- 4 **CARmax**
- 5 **Target** **TJ-maxx** **GARBANZO MEDITERRANEAN FRESH** **SportClips HAIRCUTS** **ROSS DRESS FOR LESS**
SUPER TARGET **SMASH BURGER** **KIRKLAND'S** **Visionworks**
L A B O Y **HONEYBAKED** **GameStop** **Red Robin GOURMET BURGERS & BEERS** **jamba**
- 6 **FIRST & MAIN TOWN CENTER CENTRAL SITE**
- 7 **CAVENDER'S** **Krispy Kreme DOUGHNUTS** **Famous Footwear** **BURGER KING** **Michaels**
SAFEWAY **WELLS FARGO** **Papa Murphy's TAKE 'N BAKE PIZZA** **verizon**
petco **KOHL'S** **PIZZA PAPA JOHN'S**
- 8 **TORCHYS TACOS** **MODERN market EATERY** **Springs PICKLEBALL** **IN-N-OUT BURGER** **LOWE'S**
WORLD MARKET. **PETSMART** **STAPLES**



SEE WHAT'S IN STORE

POWERS BLVD / COLORADO SPRINGS, CO

CINEMARK

#1 Gross Sales in Colorado - 2024

JCPENNEY

#1 Gross Sales in Colorado - 2024

MAURICES

#1 in gross sales of 23 stores in a two state territory. - 2024

SUPER TARGET

#3 Gross Sales in Colorado - 2024

LOWE'S

#1 Gross Sales in Colorado - 2024

MILAN LASER

Top 5 gross sales of 391 stores in the USA - 2024

DICK'S SPORTING GOODS

#2 Gross Sales in Colorado - 2023

#1 Freestanding Store in Company - 2024

PETSMART

#2 Gross Sales in Colorado - 2024

RED ROBIN

#1 Gross Sales in Colorado - 2024



DEMOGRAPHICS

POWERS BLVD / COLORADO SPRINGS, CO

ESTIMATED POPULATION

1 Mile 12,658 / 3 miles 117,349 / 5 Miles 260,851

PROJECTED POPULATION 2028

1 Mile 13,793 / 3 miles 120,812 / 5 Miles 269,352

Source: ESRI 2024

AVERAGE HOUSEHOLD INCOME

1 Mile \$119,045 / 3 miles \$115,681 / 5 Miles \$115,768

DAYTIME POPULATION (Employees)

1 Mile 6,842 / 3 miles 33,741 / 5 Miles 77,360

TRAFFIC COUNTS

POWERS BLVD / COLORADO SPRINGS, CO

N. POWERS BLVD & N. CAREFREE CIRCLE

84,625 cars per day

N. POWERS BLVD & S. CAREFREE CIRCLE

74,972 cars per day

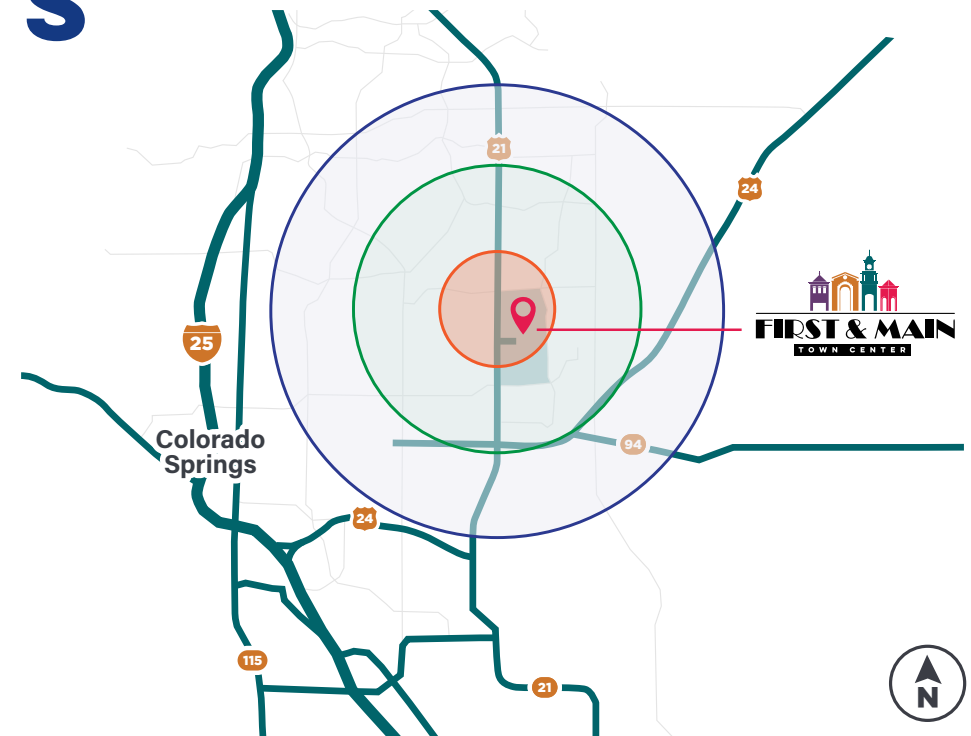
S. CAREFREE CIRCLE & NEW CENTER PT

22,294 cars per day

N. CAREFREE CIRCLE & BLOOMINGTON ST

18,750 cars per day

Source: CoStar, 2024



THE FIRST & MAIN SOUTH FAMILY

POWERS BLVD / COLORADO SPRINGS, CO



First & Main is one of the largest and most diverse shopping centers in the Pike Peak region, home to prominent local and national brands in retail, hospitality, and dining.





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