

NOW LEASING!



FIRST & MAIN

TOWN CENTER

CENTRAL



NORWOOD DEVELOPMENT GROUP / COLORADO SPRINGS, CO / firstandmaintowncenter.com

AVAILABLE PADS & SPACES / CENTRAL



POWERS BLVD / COLORADO SPRINGS, CO

AVAILABLE PADS

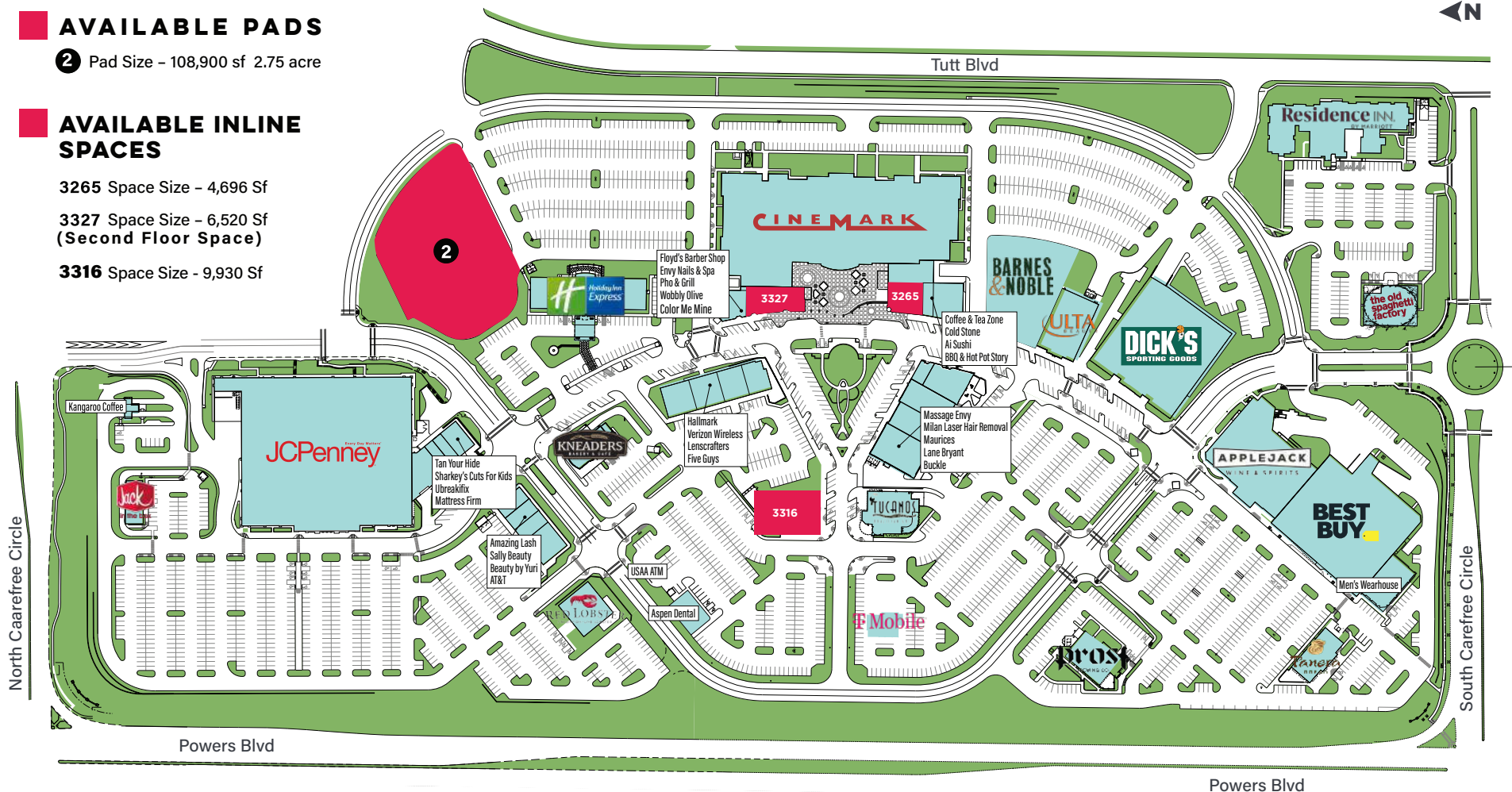
2 Pad Size - 108,900 sf 2.75 acre

AVAILABLE INLINE SPACES

3265 Space Size - 4,696 Sf

3327 Space Size - 6,520 Sf
(Second Floor Space)

3316 Space Size - 9,930 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 or of 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.

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 **781,796**

Labor Force **397,509**

Total Businesses **74,287**

Colorado Springs MSA 2026

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

PETERSON AFB

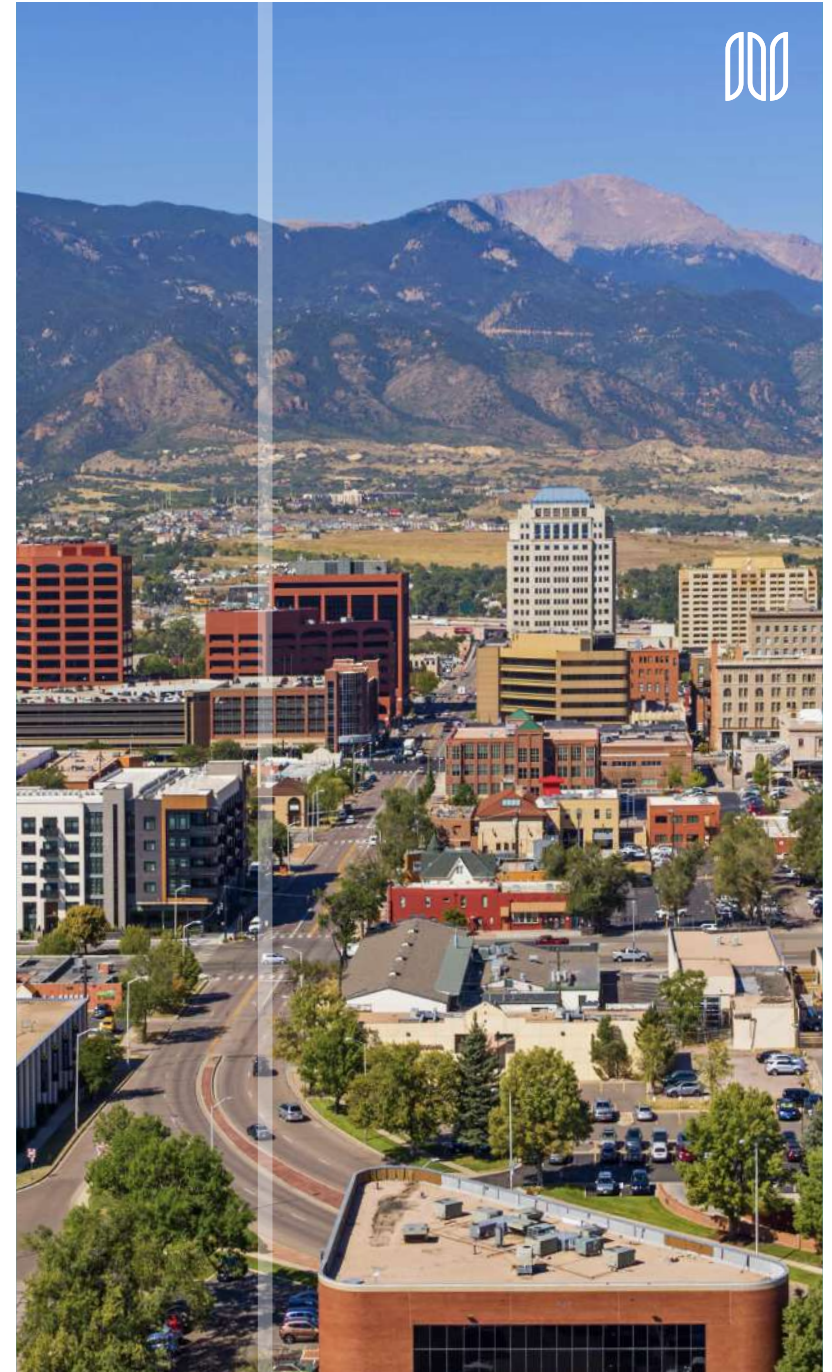
8,100 personnel,
14,000 + Military retirees
10200 + family members

TOP INDUSTRIES BY JOB

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

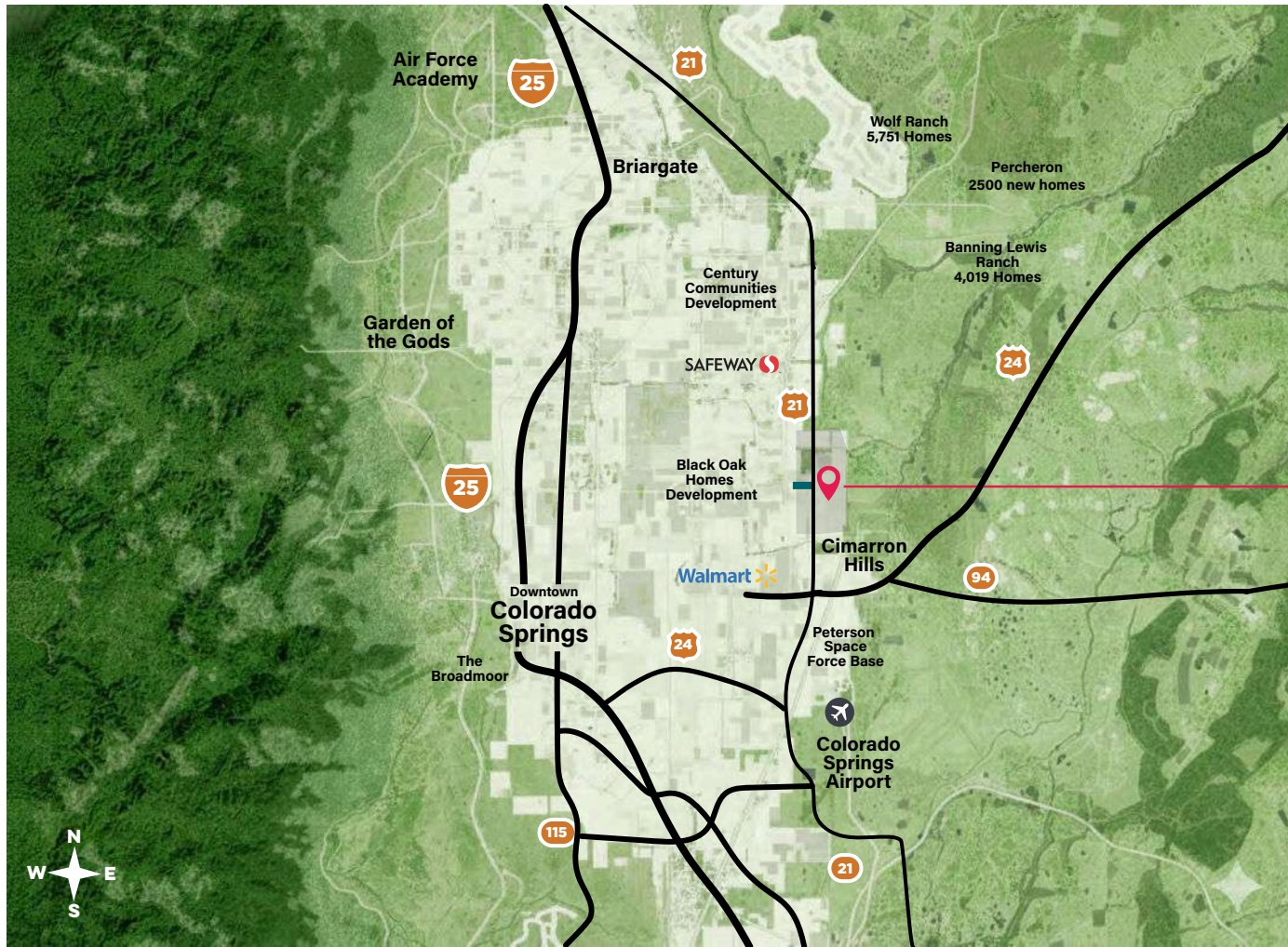
Retail **37,661+**

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



LOCATION

3305 CINEMA POINT, COLORADO SPRINGS, CO



TRADE AREA

POWERS BLVD / COLORADO SPRINGS, CO

- 1**
HOBBY LOBBY.


- 2**




- 3**

- 4**

- 5**















- 6**
FIRST & MAIN TOWN CENTER CENTRAL SITE
- 7**















- 8**












SEE WHAT'S IN STORE

POWERS BLVD / COLORADO SPRINGS, CO

CINEMARK

#1 Gross Sales in Colorado - 2025

JCPENNEY

#1 Gross Sales in Colorado - 2025

MAURICES

#1 in gross sales of 23 stores in a two state territory. - 2025

SUPER TARGET

#3 Gross Sales in Colorado - 2025

LOWE'S

#1 Gross Sales in Colorado - 2025

MILAN LASER

Top 5 gross sales of 391 stores in the USA - 2025

DICK'S SPORTING GOODS

#2 Gross Sales in Colorado - 2024

#1 Freestanding Store in Company - 2025

PETSMART

#2 Gross Sales in Colorado - 2025

RED ROBIN

#1 Gross Sales in Colorado - 2025

BUFFALO WILD WINGS

#1 Gross Sales in Colorado Springs & Top 20% in The Chain - 2025



DEMOGRAPHICS

POWERS BLVD / COLORADO SPRINGS, CO



ESTIMATED POPULATION

1 Mile 13,674 / 3 miles 120,559 / 5 Miles 267,048

PROJECTED POPULATION 2028

1 Mile 14,197 / 3 miles 125,604 / 5 Miles 277,369

Source: ESRI 2025

AVERAGE HOUSEHOLD INCOME

1 Mile \$109,259 / 3 miles \$106,076 / 5 Miles \$106,824

DAYTIME POPULATION (Employees)

1 Mile 14,004 / 3 miles 98,860 / 5 Miles 236,262

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

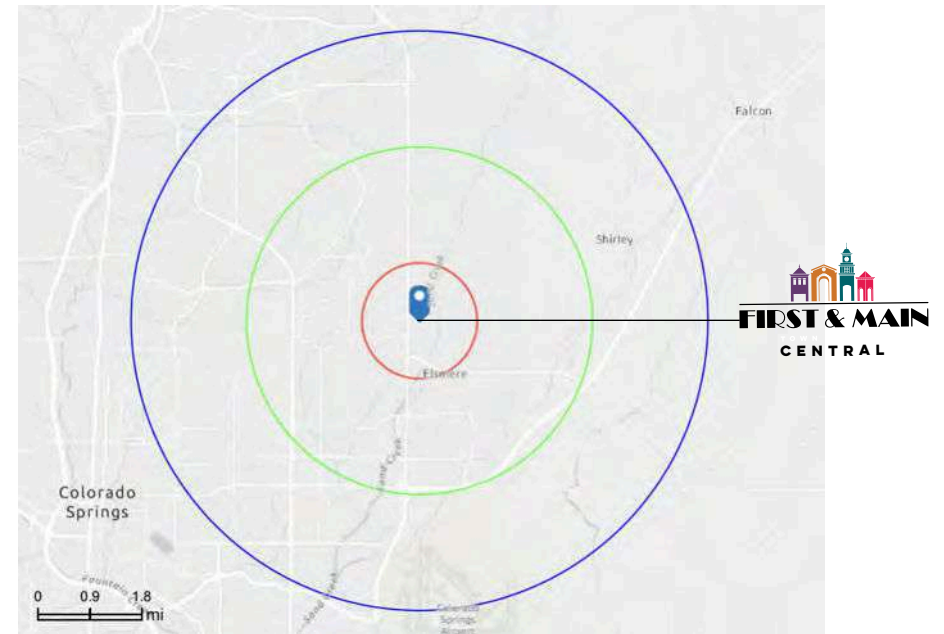
S. CAREFREE CIRCLE & NEW CENTER PT

24,059 cars per day

N. CAREFREE CIRCLE & BLOOMINGTON ST

21,024 cars per day

Source: CoStar, 2025



FIRST & MAIN CENTRAL 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.

NORTH

Chick-fil-ℓ, KIRKLAND'S Home Decor Gifts & More, jamba, TJ-maxx, GameStop, FAT SHACK, HONEYBAKED, RED ROBIN, Super TARGET, GNC LIVE WELL, ROSS DRESS FOR LESS, SportClips HAIRCUTS, HomeGoods, CHASE, L A Z B O Y, smash burger, GARBANZO MEDITERRANEAN FRESH, Visionworks

CENTRAL

COLD STONE CREAMERY, DICK'S SPORTING GOODS, ULTA BEAUTY, BARNES & NOBLE, Hallmark, Buckle, KNEADERS, Holiday Inn Express & Suites, FIVE GUYS BURGERS and FRIES, WOODLY DIVE, AspenDental, TUCANOS BRAZILIAN GRILL, CINEMARK, FLOYD'S RESTAURANT, LENS CRAFTERS, verizon, ME Massage Envy, JCPenney, LANE BRYANT, BEST BUY, ROCK-BOTTOM RESTAURANT & BREWERY

SOUTH

TORCHY'S TACOS, the Y, Springs PICKLEBALL, IN-N-OUT BURGER, KFC, A&W All American Food, sleep number by SELECT COMFORT, MODERN market EATERY, PANDA EXPRESS, SKECHERS, CHIPOTLE MEXICAN GRILL, Big Wave Car Wash, Huntington, WORLD MARKET, DOLLAR TREE, PETSMART, LOWE'S, BUFFALO WILD WINGS WINGS, BEER, SPORTS, STAPLES, S





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