

NOW LEASING!



FIRST & MAIN

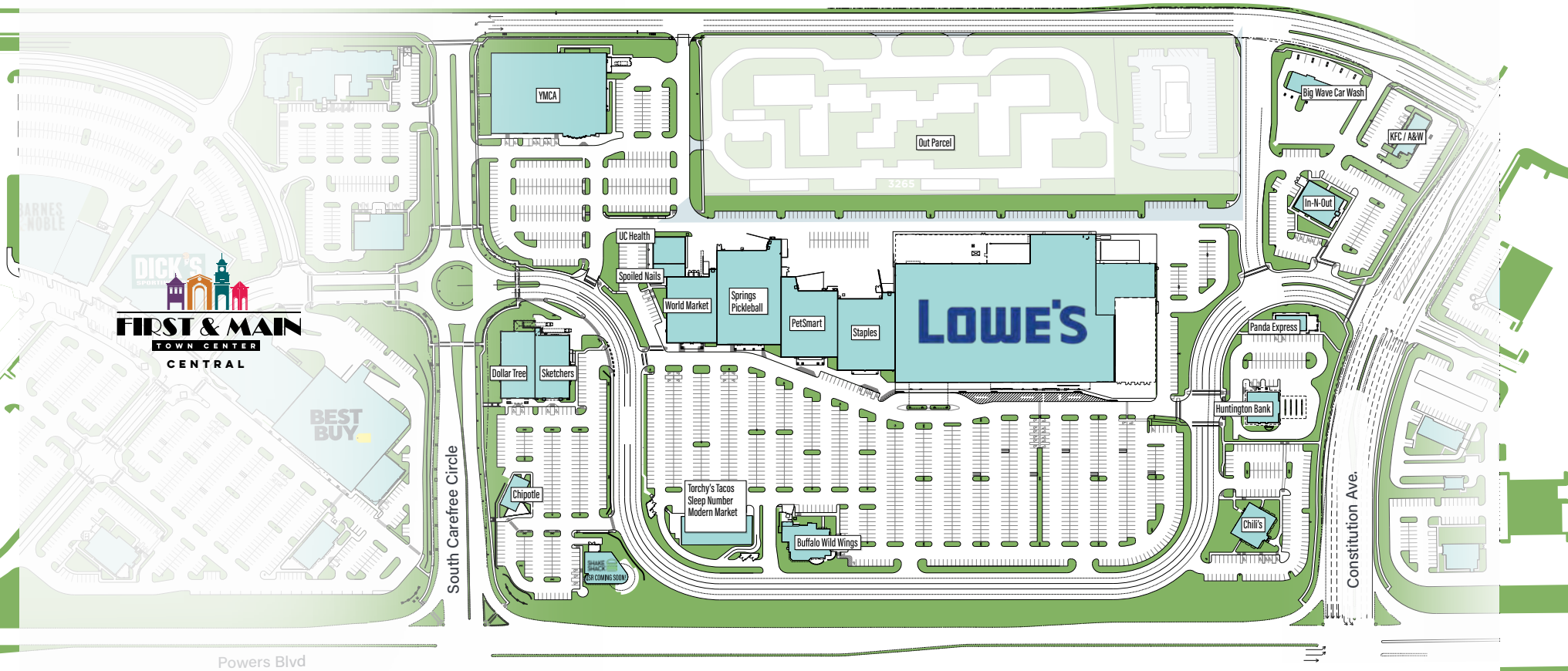
TOWN CENTER

SOUTH



AVAILABLE PADS & SPACES / SOUTH

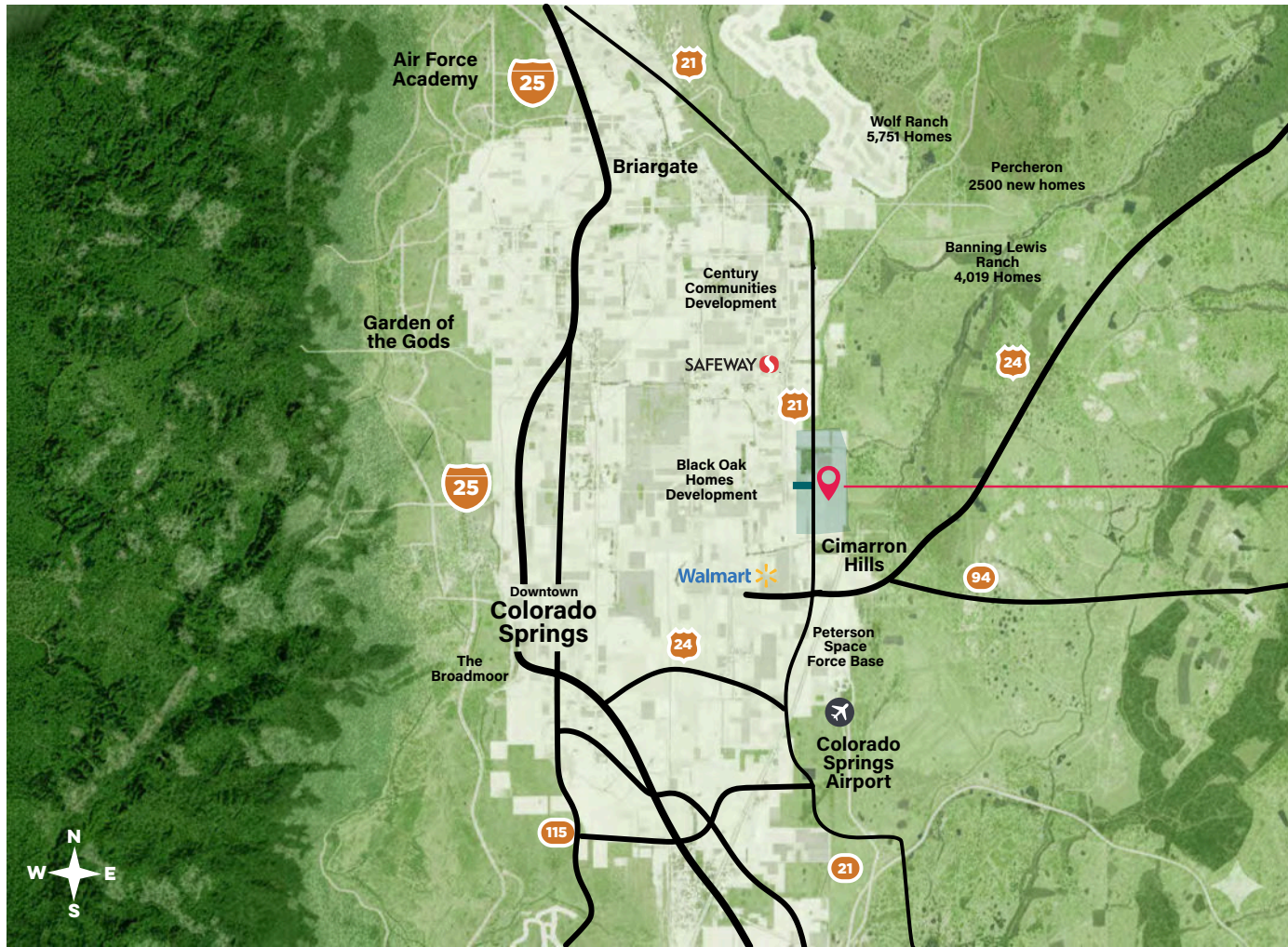
POWERS BLVD / COLORADO SPRINGS, CO



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, con 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.

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, LES SCHWAB, Burlington, Cane's
- 3** COSTCO WHOLESALE
- 4** CARMAX
- 5** TARGET, GARBANZO MEDITERRANEAN FRESH, T.J. MAXX, Sport Clips HAIRCUTS, ROSS DRESS FOR LESS, SMASH BURGER, KIRKLAND'S, Visionworks, L.A. BOY, 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, DUNKIN' DONUTS, verizon, petco, KOHL'S, 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 - 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

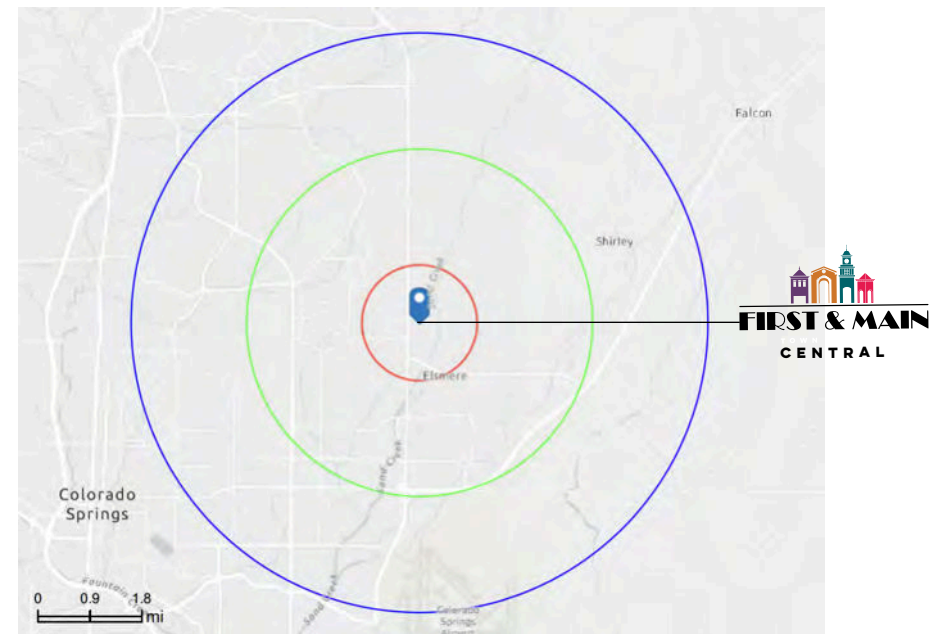
S. CAREFREE CIRCLE & NEW CENTER PT

24,059 cars per day

N. CAREFREE CIRCLE & BLOOMINGTON ST

21,024 cars per day

Source: CoStar, 2025



FIRST & MAIN 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.





 **NORWOOD**
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