

# FIRST & MAIN TOWN CENTER

THE HEART OF COLORADO SPRINGS RETAIL

First & Main is one of the largest and most diverse shopping centers in the Pikes Peak region and is the city's largest open-air shopping center. Home to prominent local and national brands in retail, hospitality, and dining and featuring free year-round community events, see why First & Main has been a key part of the Colorado Springs community for more than 20 years.



**AVAILABLE**

**3327 CINEMA PT (2<sup>ND</sup> Floor) 6,520 SF**

**AVAILABLE**

**3265 CINEMA PT 5,696 SF**





### TRAFFIC COUNTS

N Powers Blvd & S Tutt Blvd	84,625 VPD
N Powers Blvd & S Carefree Cir	64,498 VPD
N Powers Blvd & N Carefree Cir	63,588 VPD

### ESTIMATED DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2024 Population	11,824	113,803	254,709
2024 Households	4,727	44,051	98,503
Median Household Income	\$83,333	\$77,102	\$75,455

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