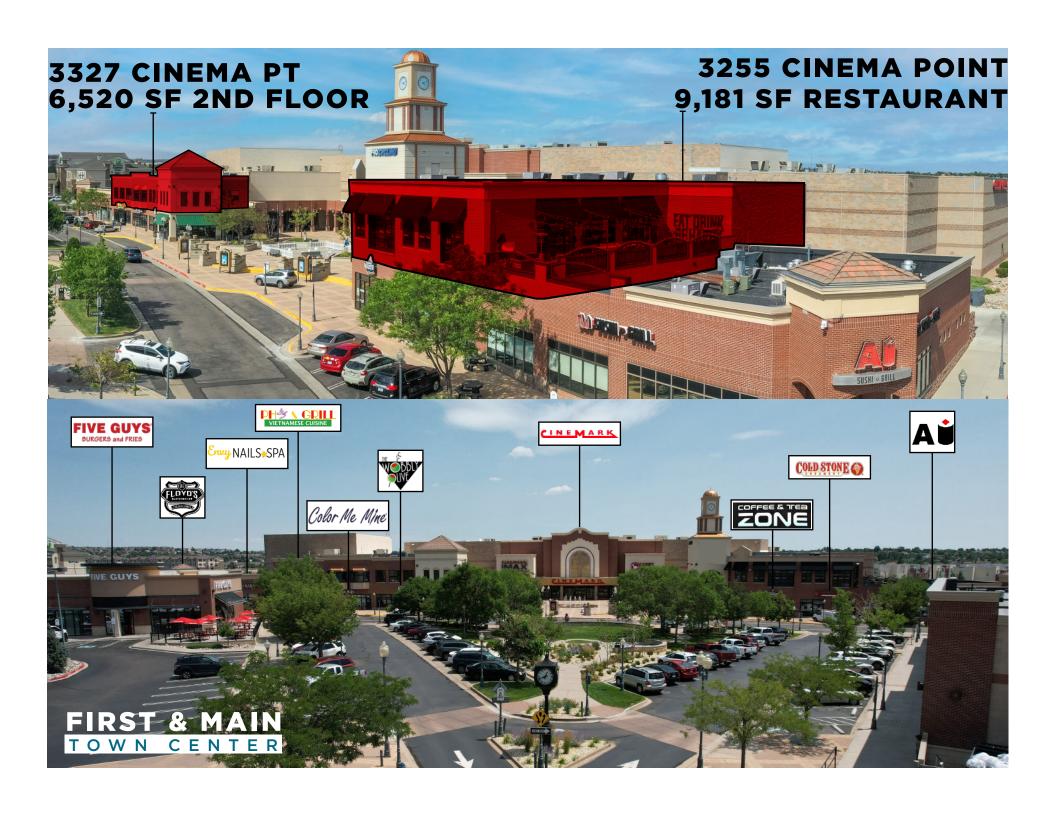


THE HEART OF COLORADO SPRINGS RETAIL

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.

- 1 Mattress Firm Sharkey's Cuts for Kids Tan Your Hide In & Out Smart Repair
- 2 Sally Beauty AT&T Amazing Lash
- Hallmark
 Verizon Wireless
 LensCrafters
 Five Guys Burgers

- Lane Bryant
 Massage Envy
 Milan Hair Laser Removal
 Buckle
- Wobbly Olive
 Color Me Mine
 Pho & Grill
 Floyd's Barber Shop
 Envy Nails & Spa
- 6 Cold Stone Al Sushi Coffee & Tea Zone Pro Cycling















Colorado Springs Commercial

Dan Rodriguez

Senior Managing Director O +1 719 418 4068 M +1 719 233 8043 dan@coscommercial.com

2022 TRAFFIC COUNTS

2022 ESTIMATED DEMOGRAPHICS 3 MILES 5 MILES 1 MILE N Powers Blvd & S Tutt Blvd 84,625 VPD 2022 Population 12,540 122,853 264,603 N Powers Blvd & S Carefree Cir 64,498 VPD 2022 Households 4,738 46,967 102,026 N Powers Blvd & N Carefree Cir 63,588 VPD Median HH Income \$78,655 \$72,007 \$69,908

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