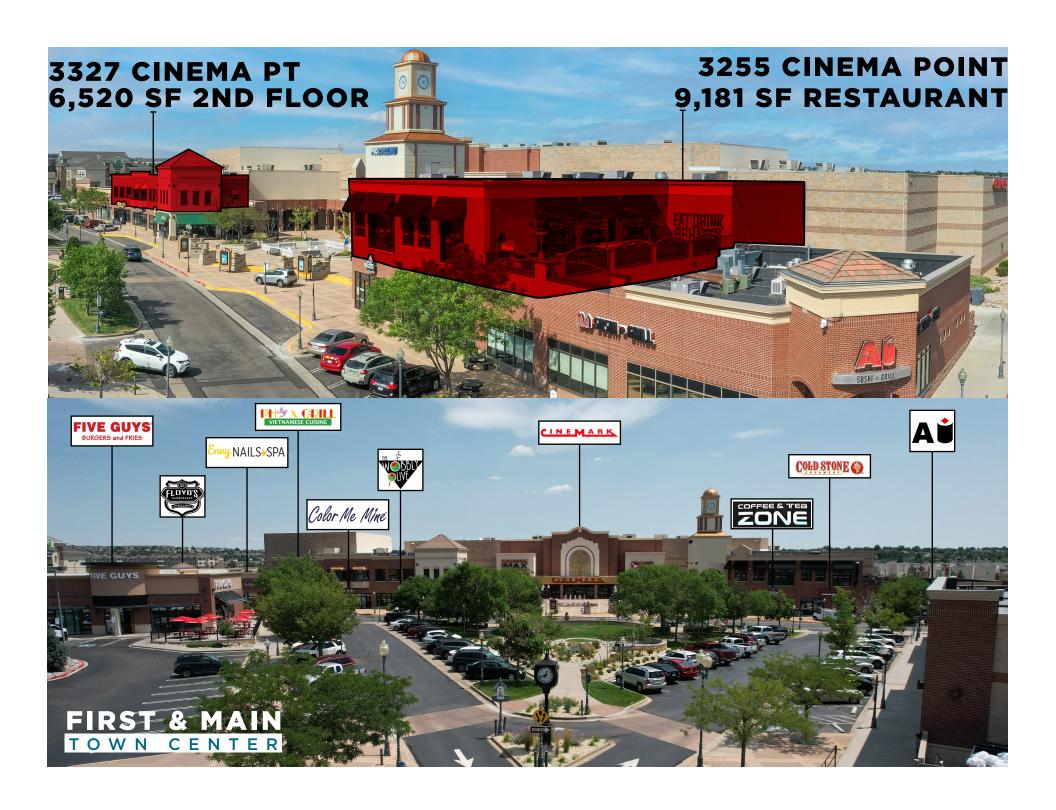


THE HEART OF COLORADO SPRINGS RETAIL

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













46,967

4,738

5 MILES

264,603

102,026



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		
N Powers Blvd & S Tutt Blvd	84,625 VPD		1 MILE	3 MILES
		2022 Population	12,540	122,853
N Powers Blvd & S Carefree Cir	64,498 VPD			

2022 Households

63,588 VPD **Median HH Income** \$78,655 \$72,007 \$69,908

N Powers Blvd & N Carefree Cir