



FIRST AND MAIN TOWN CENTER SOUTH

2945 NEW CENTER POINT • COLORADO SPRINGS, CO 80922

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FULLY LEASED

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- Great visibility along busy Powers Boulevard shopping corridor between South Carefree Circle and Constitution Avenue
- Stores in this area include Lowe's, Staples, PetSmart, Big Lots, World Market, Party City, Big Wave Car Wash, Spoiled Nails & Spa, and a brand new YMCA
- Restaurants include Chili's, Panino's, Panda Express, A&W, KFC, Culver's, Mamitas Family Mexican Restaurant, Chipotle and In-N-Out Burger
- Strong traffic from a multitude of residents in nearby neighboring communities



2021 ESTIMATED DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	13,282	106,575	244,308
HOUSEHOLDS	4,878	41,591	95,529
HOUSEHOLD INCOME	\$86,701	\$76,971	\$75,621
HOUSING VALUE	\$235,296	\$246,859	\$257,563
TRAFFIC COUNTS			
N. POWERS BLVD. AND S. CAREFREE CIRCLE	73,900 VPD		
N. POWERS BLVD. AND CONSTITUTION AVE.	62,127 VPD		
CONSTITUTION AVE. AND NEW CENTER POINT	29,041 VPD		



TRADE AREA MAP

