



3265 Cinema Point
Colorado Springs, CO 80922

- ProCycling Space Available for Sublease in the heart of First & Main Town Center
- Shopping Center located on the East side of Powers Blvd at S Carefree Cir
- Great access to neighboring shops and near by intersections
- Strong Area Traffic Counts

AVAILABLE SPACE 4,696 SF

ZONING PBC

BASE LEASE RATE \$24.00 PSF

NNN \$10.14 PSF

FIRST & MAIN
T O W N C E N T E R

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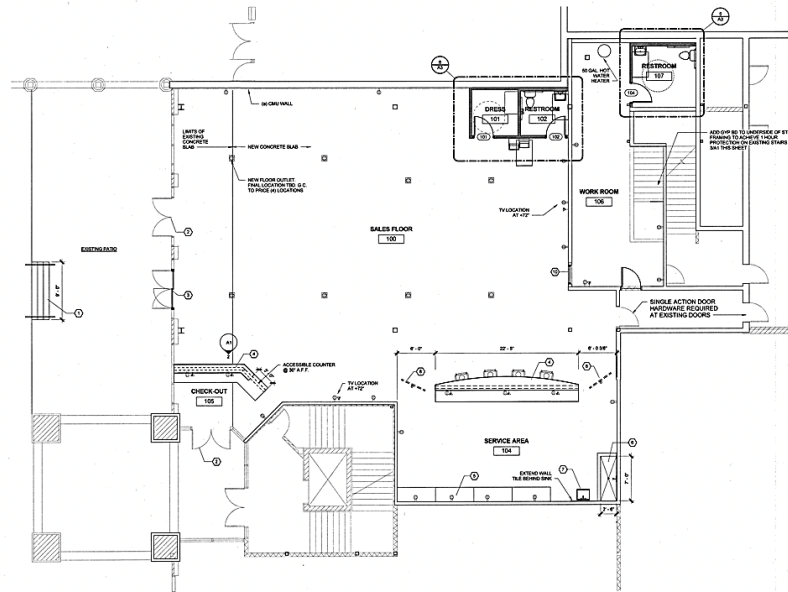
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Logos for: Canes, Starbucks, Sierra Trading Post, Hobby Lobby, Old Navy, Tuesday Morning, Mardel, Noodles, etc.

Logos for: Joann, La-Z-Boy, Kirkland's, Smashburger, T.J. Maxx, HomeGoods, Ross, Fat Shack, Qdoba, Red Robin, etc.

Logos for: Cavender's, Burger King, Famous Footwear, Papa John's, Kohl's, Wells Fargo, Safeway, Papa Murphy's, Michaels, etc.

Logos for: JCP, Big R, Old Chicago, Panda Express, World Market, PetSmart, Lowe's, Cinemark, Chili's, Best Buy, Big Lots, Staples, etc.

Demographics (2023)

	1 - Mile	3 - Mile	5 - Mile
Total Population	13,530	119,535	261,153
Total Households	5,050	46,040	101,414
Avg HH Income	\$91,763	\$87,454	\$86,346

Traffic Counts

	Vehicles Per Day
Powers Blvd at S Carefree Cir (S)	74,972
Powers Blvd at S Carefree Cir (N)	64,498
Powers Blvd at N Carefree Cir	63,588

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