



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	TBD

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

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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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