



FIRST AND MAIN TOWN CENTER SOUTH

2945 NEW CENTER POINT • COLORADO SPRINGS, CO 80922

CONTACT

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FOR LEASE

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RARE OPPORTUNITY

FORMER OUTBACK STEAKHOUSE

Now's your chance to lease this fabulous landmark freestanding restaurant building. Very well kept and spacious offering wood flooring, fully equipped kitchen, bar area and covered porch along the entire front. Plenty of parking and high visibility. Hurry or you will definitely miss this one!



PROPERTY DETAILS

Address:	2895 New Center Point
Building Size:	6,384 SF
Land Area:	1.76 Acres / 76,666 SF
Lease Rate:	Contact Broker
NNN:	Contact Broker
Year Built:	2000
Zoning:	PBC, AO
Parking:	110 free Surface Spaces
Frontage:	193' on Constitution Ave. 179' on New Center Pt.

2019 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

FIRST AND MAIN SOUTH

- 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, Pier 1 Imports, 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, 3 Margaritas and Chipotle
- Strong traffic from a multitude of residents in nearby neighboring communities

TRADE AREA MAP

