

# FIRST AND MAIN TOWN CENTER

SOUTH

2945 NEW CENTER POINT • COLORADO SPRINGS, CO 80922

### CONTACT

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## **CBRE**

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FOR LEASE

**STAPLES** 

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### RARE OPPORTUNITY

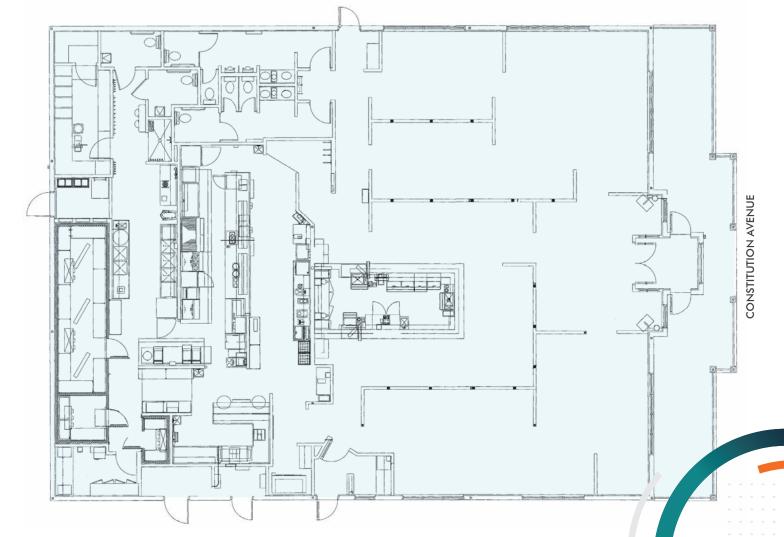
#### FORMER OUTBACK STEAKHOUSE

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 Chipolte
- Strong traffic from a multitude of residents in nearby neighboring communities

### TRADE AREA MAP

