

THE OFFICES AT FOX RUN

55 WELLES STREET | GLASTONBURY, CT 06033

OFFICE SPACE AVAILABLE 360 SF - 850 SF

ANCHORED BY



PROPERTY INFORMATION

- Conveniently located in the heart of Downtown Glastonbury.
- Located in close proximity to Route 2 and Route 3, providing easy highway access.
- Strong demographics with an average household income of \$141,000+ within 3 miles of Fox Run.
- +300 spaces on-site

SPACE DETAILS

- Available 360 sf - 850 sf

AREA DEMOGRAPHICS

2025 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	6,086	39,584	164,138
MEDIAN HH INC	\$98,498	\$113,918	\$91,748
AVERAGE HH INC	\$122,967	\$139,017	\$113,161



www.CharterRealty.com

FOR MORE INFORMATION CONTACT:

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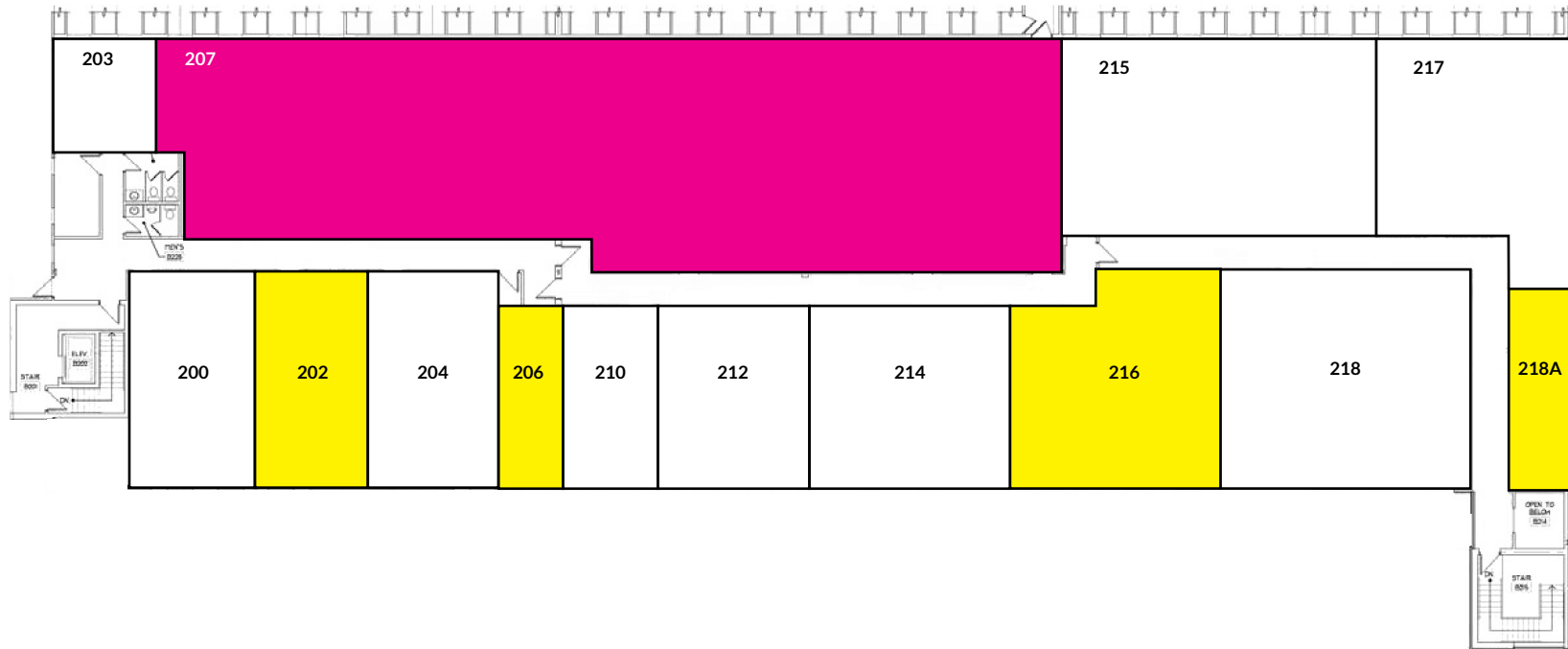
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TENANTS / AVAILABILITY

#	TENANT	Sq. Ft.
200	Target Temps	860
202	Available	625
203	Kooma Massage Therapy	350
204	JK Private Wealth	850
206	Available	360
207	Under Contract	4,942
210	FourteenG	700
212	Federal Benefits Information Center	854
214	De Rosa Fine Diamonds & Custom	1,112
215	Swan Integrative Health and We	1,669
216	Available	850
217	Korzep Insurance Agency	1,237
218	Dechert	1,071
218A	Available	603



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Suite 203 | Under Contract

Suite 202 | 860 SF

Suite 218A | 603 SF

Suite 206 | 360 SF

Suite 216 | 850 SF



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THE SHOPPES AT FOX RUN



TENANTS / AVAILABILITY

#	TENANT	Sq. Ft.
Outlot 1	M&T Bank	3,254
01	Whole Foods Market	46,400
02	Natural Nail & Spa	1,800
04	C2 Education	2,200
04A	Beem Light Sauna	2,200
05	Fitness Together	1,500
07	Supercuts	1,500
08	Foxy Pizza	1,500
09	Club Pilates	2,000
10	Eyeglass Place of Glastonbury	2,000
11	GNC	2,000
12	StretchLab	1,381
13	Orangetheory Fitness	2,839
14	Petco	10,842
15	Mattress Firm	6,470



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TRADE AREA DEMOGRAPHICS

1 MILE RADIUS:



Total Population: **6,086**

Households: **2,893**

Daytime Population: **13,307**

Median Age: **39.1**



Average Household Income: **\$122,967**

Median Household Income: **\$98,498**

3 MILE RADIUS:



Total Population: **39,584**

Households: **16,680**

Daytime Population: **39,560**

Median Age: **41.6**



Average Household Income: **\$139,017**

Median Household Income: **\$113,918**

5 MILE RADIUS:



Total Population: **164,138**

Households: **66,349**

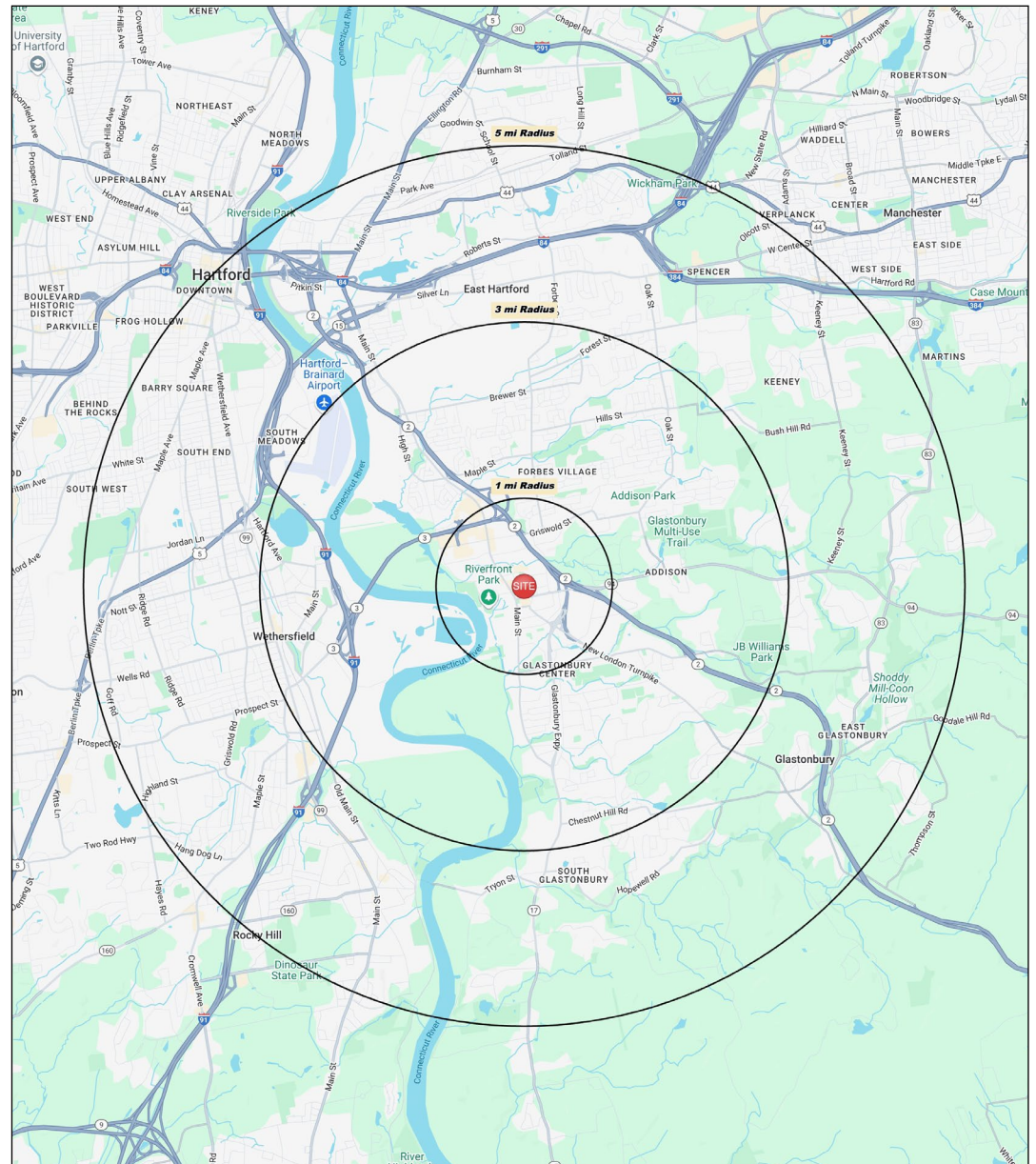
Daytime Population: **164,502**

Median Age: **39.1**



Average Household Income: **\$113,161**

Median Household Income: **\$91,748**



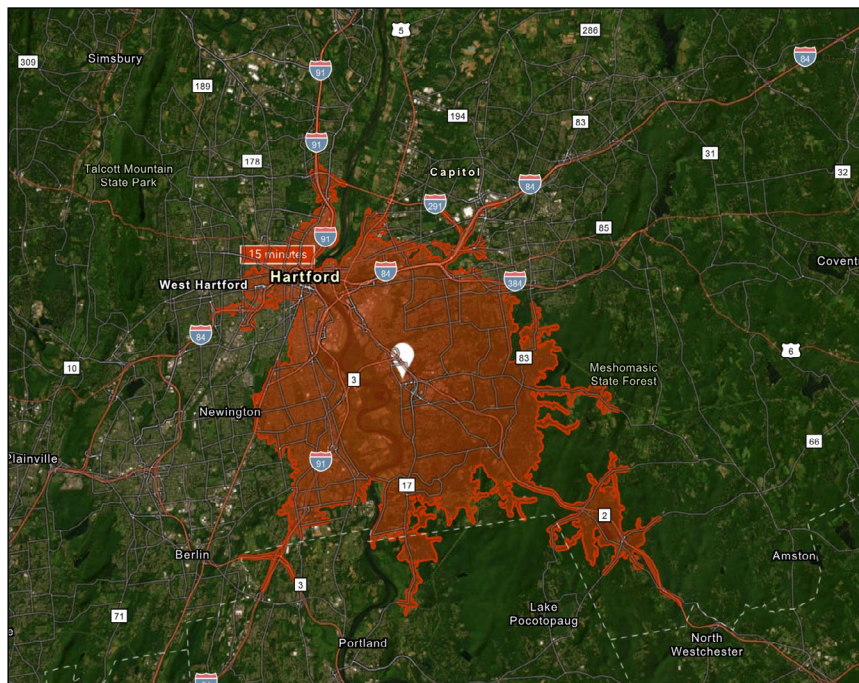
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15 MINUTE DRIVE TIME



KEY FACTS

187,841

Population

\$75,697

Median Household Income

39.2

Median Age

253,759

Daytime Population

TAPESTRY SEGMENTS

Savvy Suburbanites <i>9,005 households</i>	Fresh Ambitions <i>8,944 households</i>	City Greens <i>7,250 households</i>
Socioeconomic Traits Concentrated in New England and Mid-Atlantic suburbs, these mostly owner-occupied, single-family homes house professional families with children. Combined incomes and investments place households in middle to upper tiers with high net worth.	Socioeconomic Traits Found in the Mid-Atlantic and Pacific regions, these urban communities include large families and young children. Residents work service jobs, earn modest incomes, and often face high rental burdens despite lower-than-average rents.	Socioeconomic Traits Residents in this segment are educated, dual-income earners living in metro areas. They own older homes, often single-family or attached, with low vacancies despite above-average rents and moderate home values.
Household Types Married couples	Household Types Single parents and married or cohabiting couples	Household Types Married couples; singles living alone
Typical Housing Single Family	Typical Housing Multi-Units	Typical Housing Single Family

TOTAL RETAIL SALES

Includes F&B



\$1,909,644,540

EDUCATION

Bachelor's Degree or Higher



37%

OWNER OCCUPIED HOME VALUE

Average



\$413,441

ANNUAL HOUSEHOLD SPENDING

\$3,753

Eating Out

\$2,308

Apparel & Services

\$6,917

Groceries

\$214

Computer & Hardware

\$6,757

Health Care

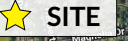


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