

THE OFFICES AT FOX RUN

55 WELLES STREET | GLASTONBURY, CT 06033

OFFICE SPACE AVAILABLE 603 SF - 5,642 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 603 sf - 5,642 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



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www.CharterRealty.com

FOR MORE INFORMATION CONTACT:

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TENANTS / AVAILABILITY

#	TENANT	Sq. Ft.
200	Target Temps, Inc.	860
202	Fox Run Psychiatric Associate	625
203	Kooma Massage Therapy	350
204	JK Private Wealth	850
206	A Better Image	360
207	Available	1,062
210	Available	700
211	Available	3,880
212	Glastonbury Pediatric Neuropsychology	854
214	De Rosa Fine Diamonds & Custom	1,112
215	LEASED	1,669
216	Angela Cappiello, MD	850
217	Korzep Insurance	1,237
218A	Available	603



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Suite 207 | 1,062 SF

Suite 211 | 3,880 SF

Suite 210 | 700 SF

Suite 218A | 603 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**

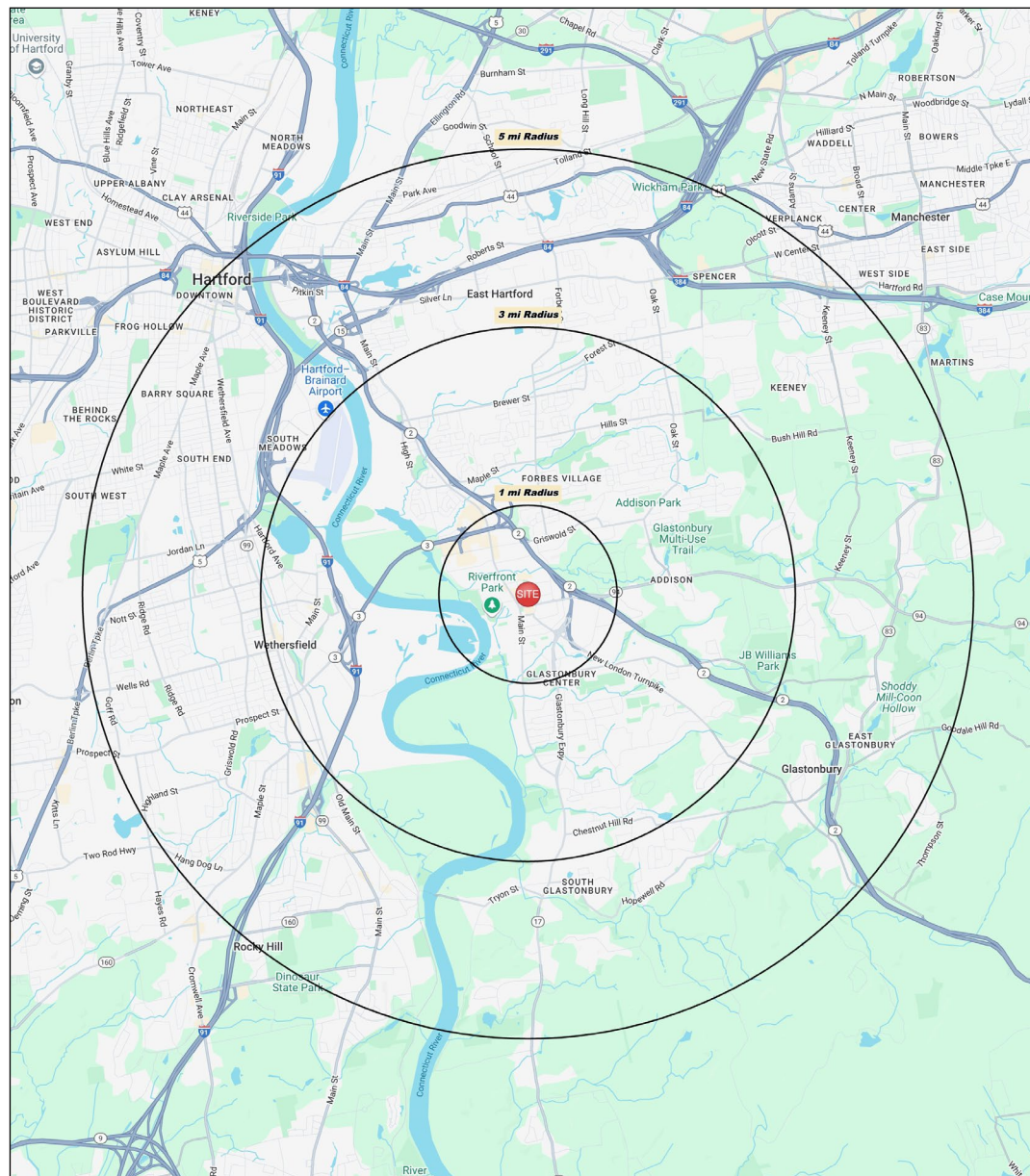
Daytime Population: **164,502**

Median Age: **39.1**



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

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



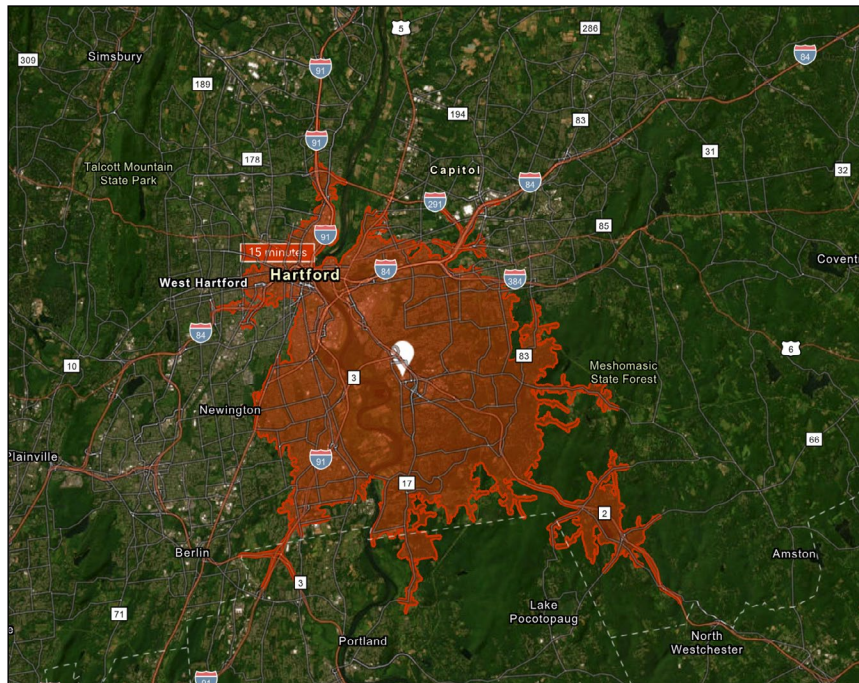
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15 MINUTE DRIVE TIME



TOTAL RETAIL SALES

Includes F&B



\$1,950,938,632

EDUCATION

Bachelor's Degree
or Higher



36%

OWNER OCCUPIED HOME VALUE

Average



\$397,337

KEY FACTS

187,735

Population

\$72,886

Median Household Income

39.0

Median Age

259,062

Daytime Population

TAPESTRY SEGMENTS

Fresh Ambitions

14,884 Households

Socioeconomic Traits

Nearly one in four is foreign-born. Supporting large families, many earners will take on overtime work when possible.

Household Types

More single-parent than married-couple families.

Typical Housing

Multi-unit Rentals; Single Family

Parks & Rec

8,163 Households

Socioeconomic Traits

More than half of the population is college educated. This is a financially shrewd market with a diverse workforce.

Household Types

Married couples, approaching retirement age.

Typical Housing

Single Family

Savvy Suburbanites

6,187 Households

Socioeconomic Traits

Residents are well educated, well read, and well capitalized. Families include empty nesters. Higher labor force participation rate at 67.9%.

Household Types

Married couples with no children or older children; average household size is 2.85.

Typical Housing

Single Family

ANNUAL HOUSEHOLD SPENDING

\$3,455

Eating
Out

\$2,390

Apparel &
Services

\$6,442

Groceries

\$269

Computer &
Hardware

\$7,056

Health
Care

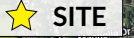


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