

# 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 |



[www.CharterRealty.com](http://www.CharterRealty.com)

FOR MORE INFORMATION CONTACT:

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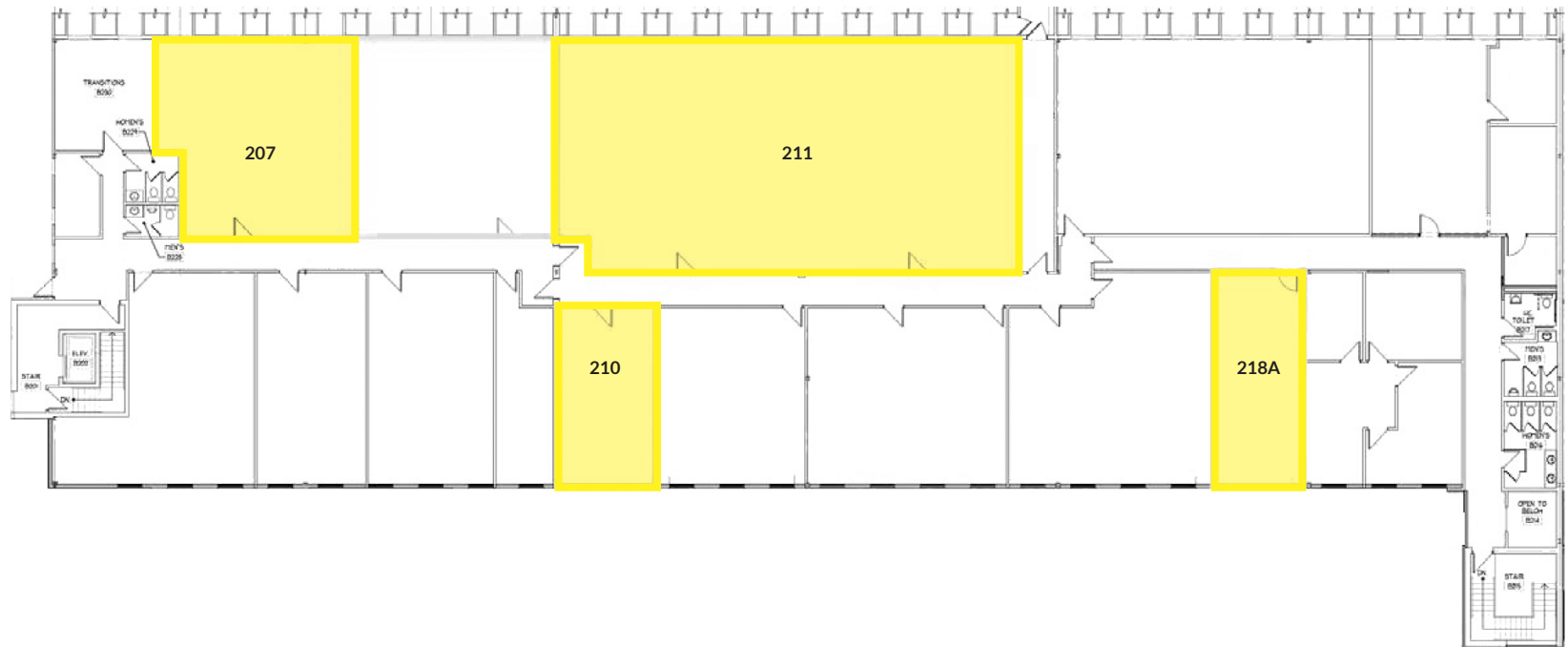
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## TENANTS / AVAILABILITY

| #    | 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   |
| 209  | -                                     | -       |
| 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**

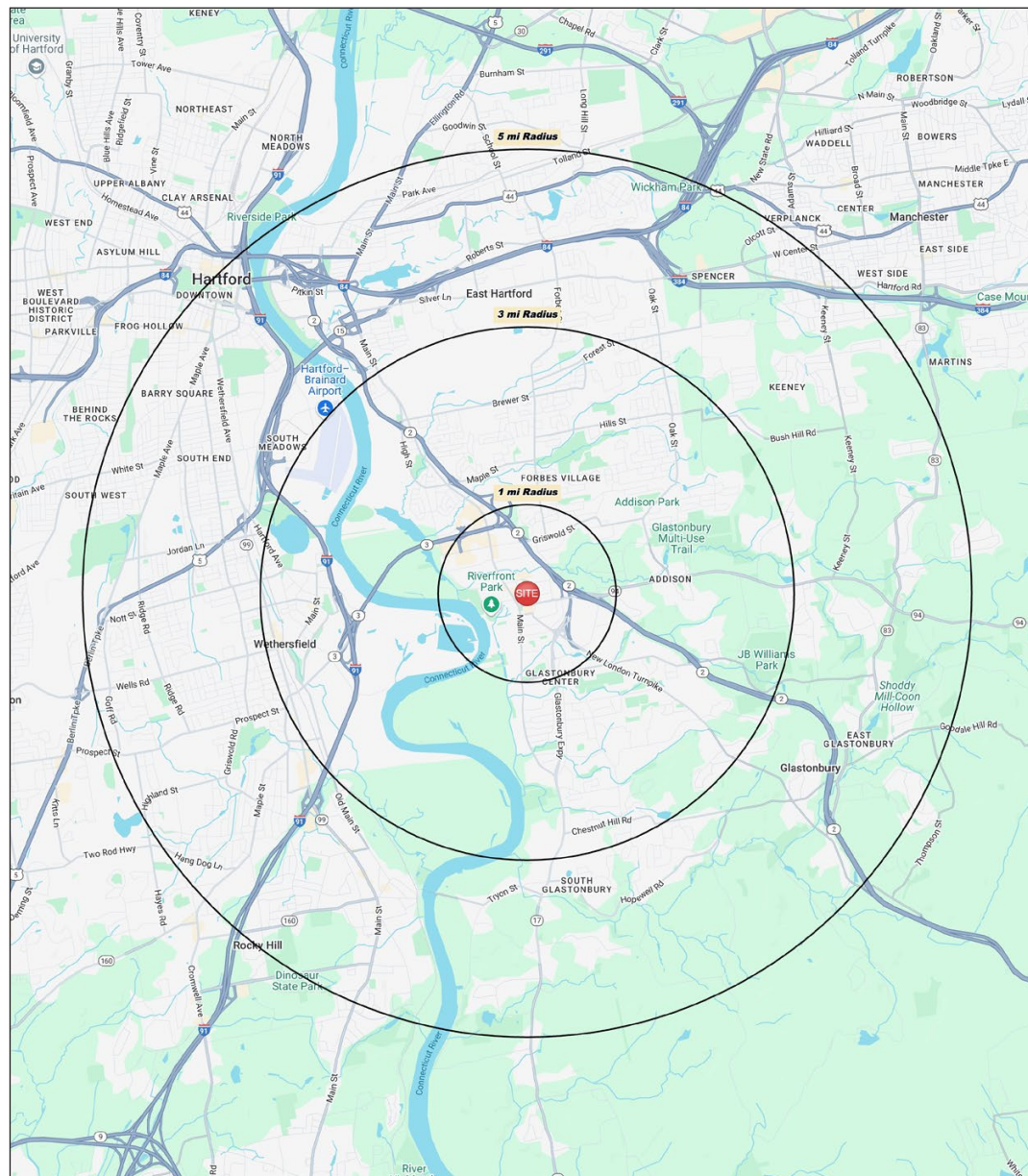
Daytime Population: **164,502**

Median Age: **39.1**



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

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



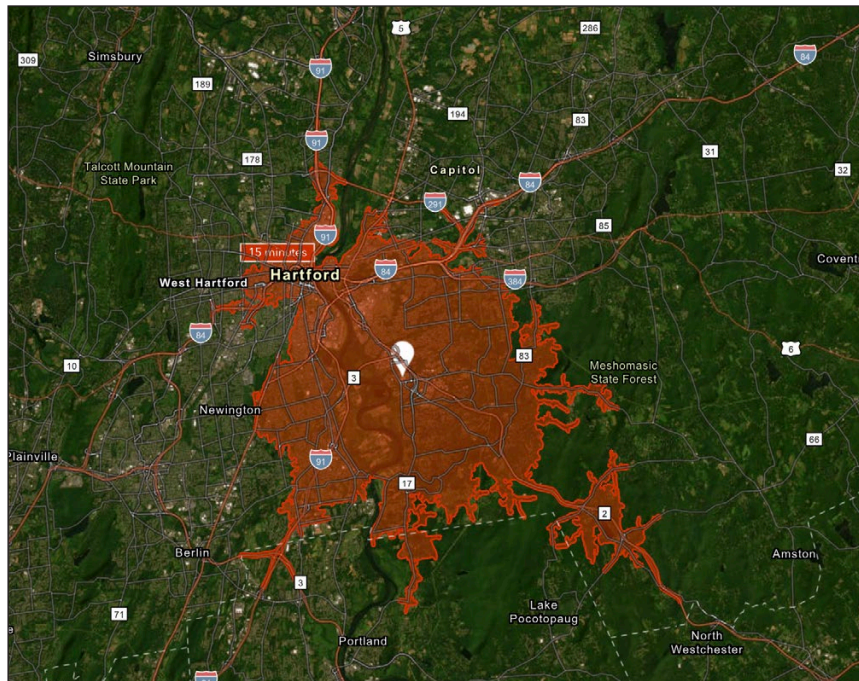
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15 MINUTE DRIVE TIME



## KEY FACTS

187,841

Population

\$75,697

Median Household Income

39.2

Median Age

253,759

Daytime Population

## TAPESTRY SEGMENTS

### Savvy Suburbanites

9,005 households

#### 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.

#### Household Types

Married couples

#### Typical Housing

Single Family

### Fresh Ambitions

8,944 households

#### 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.

#### Household Types

Single parents and married or cohabiting couples

#### Typical Housing

Multi-Units

### City Greens

7,250 households

#### 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; singles living alone

#### Typical Housing

Single Family

## TOTAL RETAIL SALES

Includes F&B



\$1,999,650,631

## 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



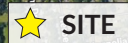
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