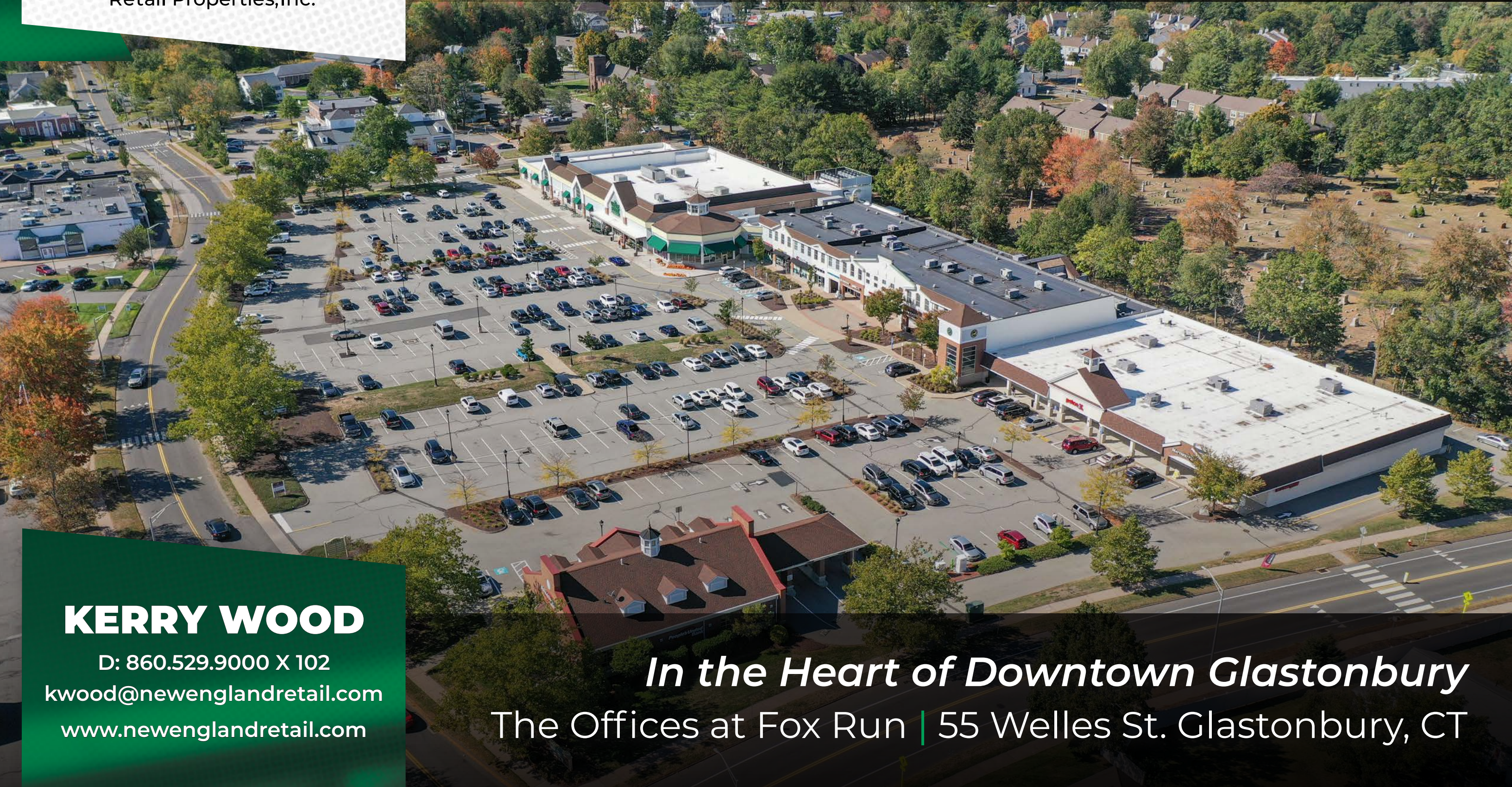




New England  
Retail Properties, Inc.

# OFFICE SPACE AVAILABLE FOR LEASE



## KERRY WOOD

D: 860.529.9000 X 102  
kwood@newenglandretail.com  
www.newenglandretail.com

*In the Heart of Downtown Glastonbury*  
The Offices at Fox Run | 55 Welles St. Glastonbury, CT



# FOX RUN | GLASTONBURY, CT

## TENANT ROSTER

### THE SHOPPES AT FOX RUN

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

### THE OFFICES AT FOX RUN

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



**HIGHWAY ACCESS**  
Approximately 0.6 miles,  
2 minutes to CT Route 2



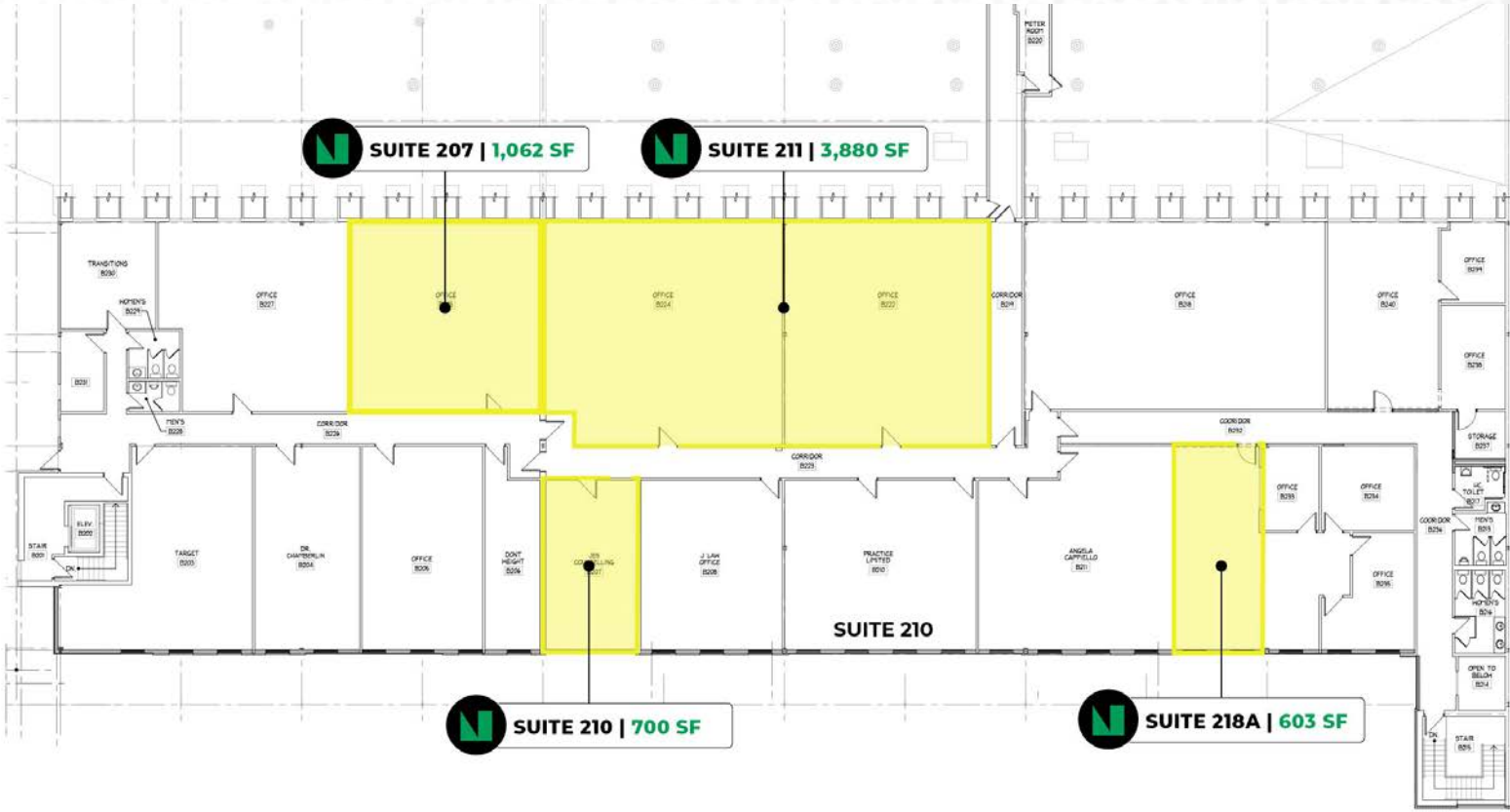
**DEMOGRAPHICS**  
Heavily populated area:  
+164,000 people within 5 miles



**TRAFFIC COUNTS**  
High Traffic counts with +14,000 VPD  
at the Intersection of Welles and Main



# AVAILABLE OFFICE SPACE



## OFFICE SPACE DETAILS

OFFICE #	SIZE (SQ. FT.)
Suite 207	1,062 SF
Suite 210	700 SF
Suite 211	3,880 SF
Suite 218A	603 SF
Pricing	\$20.00/ SF
Utilities	\$2.00/ SF







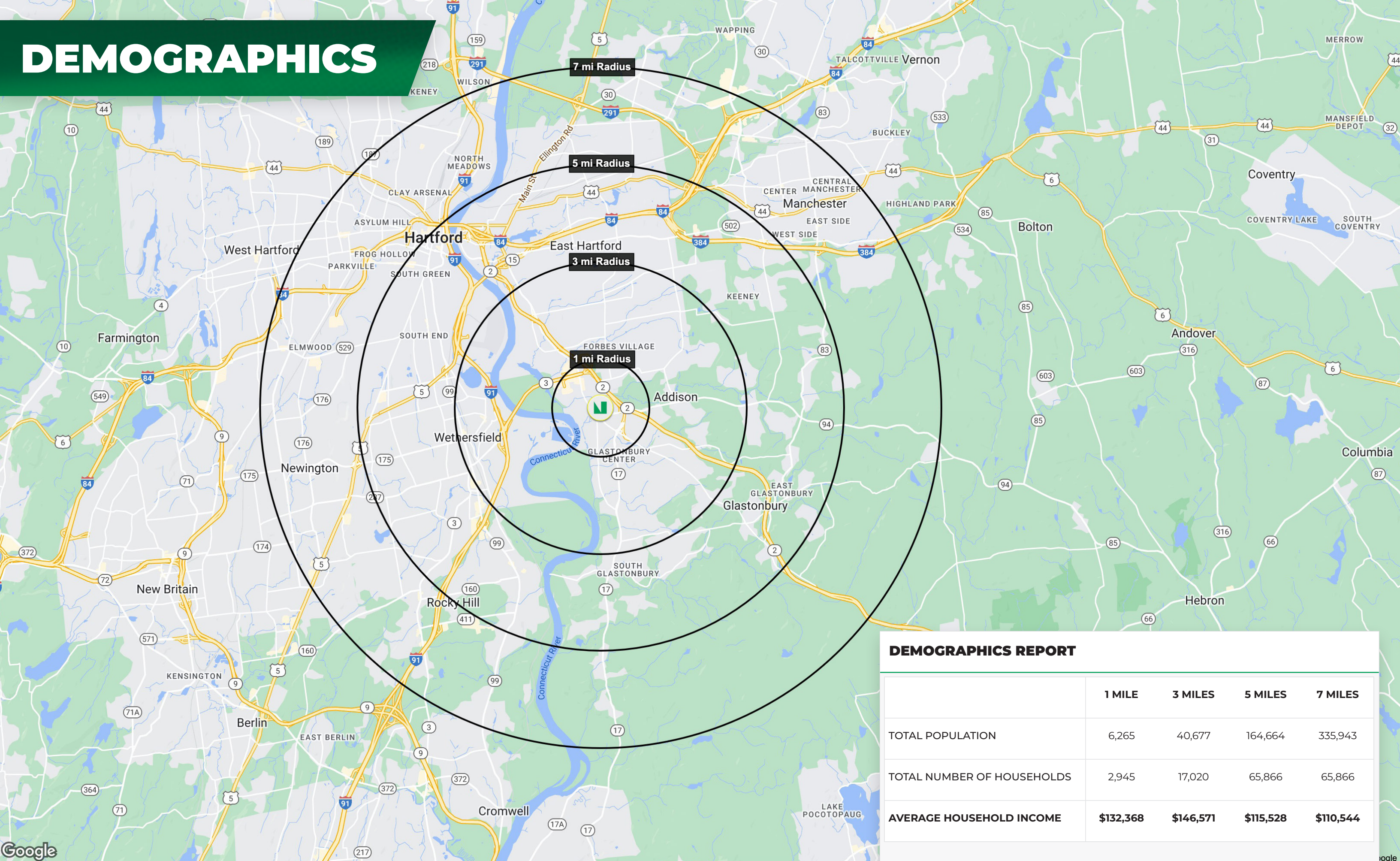
**The Shoppes at Fox Run**

**BRICCO TRATTORIA**

**FIRST & LAST TAVERN**



# DEMOGRAPHICS



DEMOGRAPHICS REPORT				
	1 MILE	3 MILES	5 MILES	7 MILES
TOTAL POPULATION	6,265	40,677	164,664	335,943
TOTAL NUMBER OF HOUSEHOLDS	2,945	17,020	65,866	65,866
AVERAGE HOUSEHOLD INCOME	\$132,368	\$146,571	\$115,528	\$110,544





## CONTACT

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 **New England**  
Retail Properties, Inc.



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