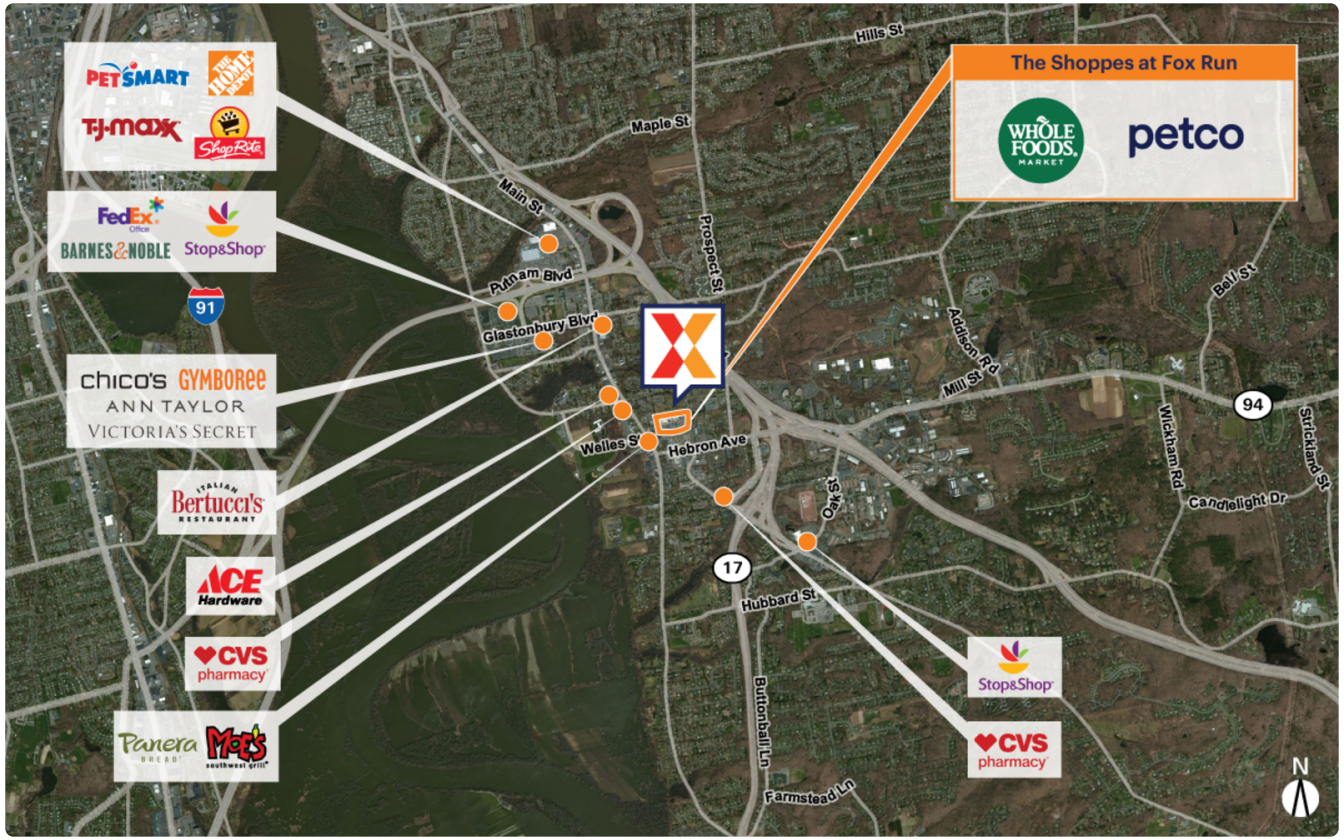
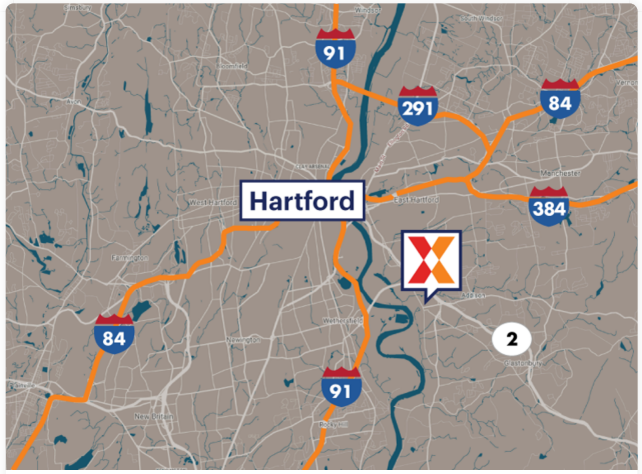
The Shoppes at Fox Run

55 Welles Street | Glastonbury, CT 06033

41.7147, -72.6070

Capitol Planning Region | Hartford-West Hartford-East Hartford, CT | 108,167 Sq Ft





Demographics	1 Mile	3 Miles	5 Miles
Population	6,217	42,293	164,302
Daytime Pop.	12,484	49,000	219,923
Households	2,921	17,729	65,975
Income	$127,679	$139,407	$116,492

Source: Synergos Technologies, Inc. 2024

Whole Foods Market-anchored center with Petco and a significant health & wellness tenant presence, including Beem Light Sauna and Orangetheory Fitness

High performing Whole Foods with over 1M annual visits (Placer.ai 2025) and estimated sales significantly exceeding the national average (TD Linx 2025)

Surrounded by an affluent & highly education trade area with an average household income of $139,400 and 46% college-educated persons within 3 miles

A significant daytime population of 49,000 within 3 miles benefits from proximity to CT State Highway 2/Glastonbury Expressway with 64,700 vehicles daily (Kalibrate 2025)

Andrew Volk 646.344.8706 Andrew.Volk@brixmor.com

The Shoppes at Fox Run

55 Welles Street | Glastonbury, CT 06033

41.7147, -72.6070

Capitol Planning Region | Hartford-West Hartford-East Hartford, CT | 108,167 Sq Ft

Available Spaces

202	625 Sq Ft	360°	218A	603 Sq Ft
206	360 Sq Ft	360°	OPO 1	0 Sq Ft
216	850 Sq Ft			

Current Tenants

Space size listed in square feet

01	Whole Foods Market	46,892
02	Natural Nails & Spa	1,800
03	Siam Glastonbury	2,300
04	C2 Education	2,200
04A	Beem Light Sauna	2,200
05	Fitness Together	1,500
06	Pokeworks	1,400
07	Supercuts	1,500
08	Uchu Peruvian Cuisine	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	Mattress Firm	6,476
14-15H	Petco	10,842
200	Target Temps	860
204	JK Private Wealth LLC	850
210	FourteenG	700
211	IWG	5,292
212	Federal Benefits Information Center	854
214	De Rosa Fine Diamonds & Custom	1,112
215	Swan Integrative Health and We	1,669
217	Korzep Insurance Agency	1,237
OUTLOT1	People's United Bank	3,254

This site plan is for illustrative and information purposes only, showing the general layout of the shopping center; and is not a legal survey. Brixmor makes no representation or warranty that the shopping center is exactly as depicted as site conditions and tenant mix are subject to change over time.
1388

Andrew Volk 646.344.8706 Andrew.Volk@brixmor.com