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Torrington Properties acquires the Mall at Fox Run with 250,000+ s/f

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Newington, MA Torrington Properties (Torrington) has acquired the Mall at Fox Run from Morgan Stanley. The more than 250,000 s/f mall is home to over sixty stores and restaurants, including local and national retailers such as Seacoast Cars & Coffee, Aeropostale, American Eagle, Bath & Body Works, H&M, LOFT, Men's Wearhouse and Yankee Candle.

Torrington's immediate plan is to maintain the current tenant profile while attracting new businesses to fill existing vacancies. The Spinoso Real Estate Group, which managed the property under the previous ownership will continue in this role under Torrington.

"The Mall at Fox Run is a storied regional property with the potential to once again become a high-traffic, vibrant destination," Torrington chief executive officer Jay Bisognano said. "As we

consider ways to improve the experience, we will engage with top consultants in the field and begin studying the best innovative ideas from across the country to bring to Newington.”

Torrington closed on the mall property in November, 2022.

Torrington previously acquired the 130,400 s/f, vacant former Sears store at the mall for \$11.5 million in October 2022, and the nearby 15-acre Newington Park Shopping Center for \$13.3 million in 2021, where it is currently developing a Chick-Fil-A.

Torrington is studying similar developments across the country to make the Mall at Fox Run and Newington Park Shopping Center a mixed-use community destination that would potentially include other commercial uses like office, entertainment and a hotel.

Torrington’s recent commercial activity includes:

In June 2023, Torrington acquired the Mill Road Plaza in Durham for \$8.8 million as part of its focus on grocery-store-anchored, community-focused plazas.

In June 2022, Torrington completed New Hampshire’s largest commercial office real estate acquisition in recent years with the \$46.9 million purchase of 100 Domain Dr. in Exeter. The 263,000 s/f building’s tenant roster includes Bauer Hockey, FH Cann & Associates and Garnett Hill.

Torrington also signed a deal with ConvenientMD to relocate its corporate headquarters in the 44,000 s/f commercial building at West End Yards in Portsmouth, where Buffalo Wild Wings Laney & Lu and F45 Training are located.

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