



Hannaford Plaza

1154 MOHAWK STREET, UTICA, NY 13501

Value & Daily Needs Neighborhood Shopping Center

Hannaford Plaza is a 157,200 SF Neighborhood Shopper Center located at a signalized intersection along Mohawk Street, less than one mile from Downtown Utica. With over 10,000 households within a one mile radius, the center benefits from dense urban draw and a tenant mix weighted towards value retail and service

Multiple suites are available for lease—25,000 SF Junior Anchor, 11,100 SF mid-box, and three smaller in-line/endcap spaces.

Highlights



157,200
Square Feet
TOTAL GLA



1,900,000
Annual Visitors
PLACER.AI



5,180 AADT
Mohawk Street



100,856
Residents
WITHIN 5 MILES

Grocery-anchored

Hannaford Supermarket provides a steady and loyal customer base to value and daily needs tenants

Highway Adjacent

Less than one mile from I-90 and NY-5, providing regional access to shoppers across Central New York

Great Density

26,779 residents and 10,213 households within a one mile radius

Insutional Draw

Within a one mile radius of both Mohawk Valley Community College and Utica's downtown business core

Available Spaces



SPACE	SIZE	LEASE TYPE	NOTES	STATUS
Suite 2	2,318 SF	NNN	Inline space, negotiable rate	AVAILABLE
Suite 2A	11,188 SF	NNN	Inline space, negotiable rate	AVAILABLE
Suite 3	25,000 SF	NNN	Junior Anchor space	AVAILABLE
Suite 8	10,697 SF	NNN	Can be combined with Suite 8C	AVAILABLE
Suite 8C	3,000 F	NNN	Smallest available inline suite	AVAILABLE
Suite 14	4,600 SF	NNN	Endcap Space	AVAILABLE

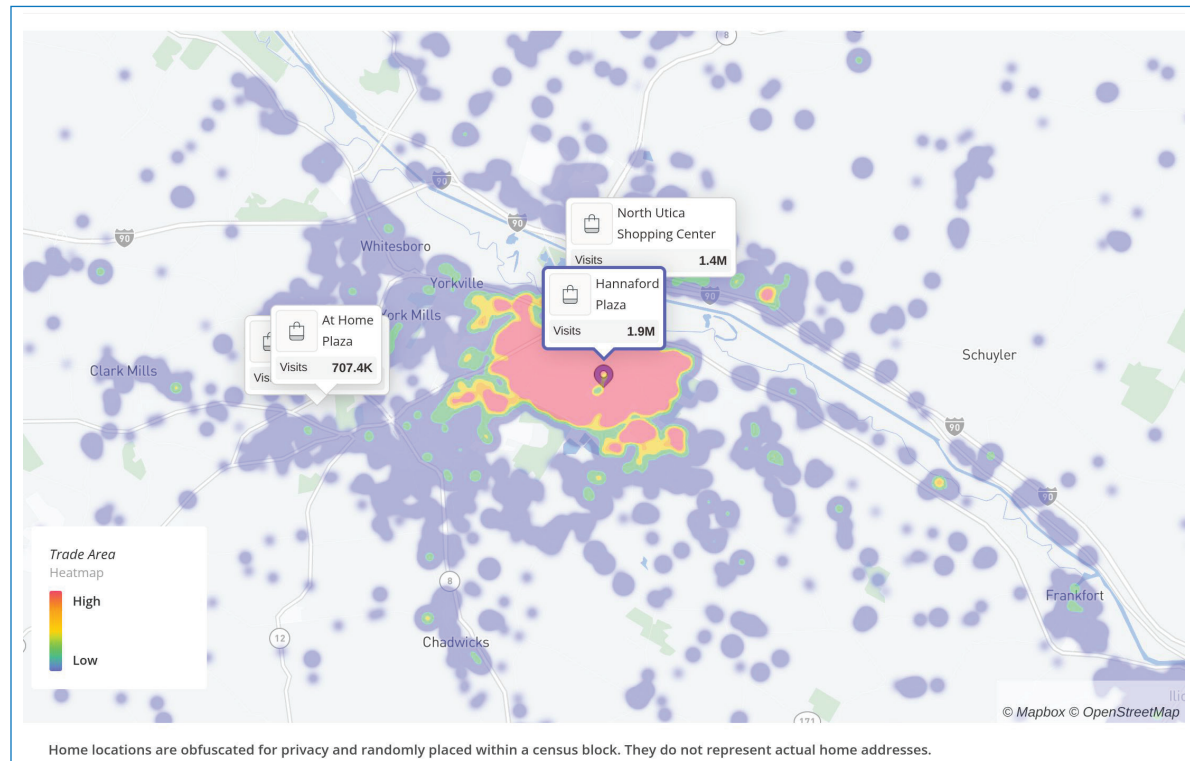
Property Photos



Hannaford Plaza

Brand	Sales Rank	Sales Percentile Rank	Visit Rank	Visit Percentile Rank	Total Brand Count	Total Visits	Total Sales
Hannaford	156	17	47	75	187	997,770	\$29,963,433
McDonald's	9,428	27	9,572	26	12,956	449,154	\$3,229,912
Dollar Tree	4,523	52	2,905	69	9,351	222,031	\$1,975,362
Dunkin' Donuts	1,116	83	1,081	83	6,508	316,800	\$1,844,914
Citi Trends	238	57	259	54	559	48,157	\$1,304,499
Rainbow	342	44	309	50	613	39,859	\$1,287,353
SUBWAY	10,066	28	8,840	37	14,023	34,236	\$402,516

Trade Area



Metrics



Demographics



	1 MI	2 MI	3 mi	10 min
POPULATION				
2025 Estimated Population	26,366	49,037	70,279	70,176
2030 Projected Population	25,621	48,034	68,392	68,367
2020 Census Population	25,551	47,688	70,551	70,717
2010 Census Population	24,375	45,938	68,100	68,151
2024 Median Age	29.8	31.9	34.8	34.2
HOUSEHOLDS				
2025 Estimated Households	10,044	18,918	27,903	27,610
2030 Projected Households	9,899	18,747	27,409	27,164
2020 Census Households	9,635	18,312	27,701	27,576
2010 Census Households	9,187	17,807	26,898	26,765
INCOME				
2025 Estimated Average Household Income	\$62,520	\$66,666	\$78,270	\$77,781
2025 Estimated Median Household Income	\$46,949	\$51,643	\$60,760	\$60,231
2025 Estimated Per Capita Income	\$23,915	\$25,993	\$31,375	\$30,935
EDUCATION (AGE 25+)				
2025 Estimated Elementary (Grade Level 0 to 8)	15.6%	12.6%	9.4%	9.4%
2025 Estimated Some High School (Grade Level 9 to 11)	9.6%	9.4%	8.0%	8.0%
2025 Estimated High School Graduate	32.6%	30.9%	30.1%	30.4%
2025 Estimated Some College	15.8%	17.3%	17.5%	17.7%
2025 Estimated Associates Degree Only	9.8%	10.3%	10.8%	10.9%
2025 Estimated Bachelors Degree Only	9.8%	11.8%	14.1%	13.8%
2025 Estimated Graduate Degree	6.8%	7.6%	10.1%	9.8%
2025 Estimated College Educated	42.2%	47.0%	52.5%	52.2%
BUSINESS				
2025 Estimated Total Businesses	777	1,449	2,085	2,260
2025 Estimated Total Employees	9,129	20,560	30,430	32,626
2025 Estimated Employee Population per Business	11.7	14.2	14.6	14.4
2025 Estimated Residential Population per Business	33.9	33.8	33.7	31.1



70K+
Residents
WITHIN 3 MILES



27K+
Households
WITHIN 3 MILES



\$60,760
Median HHI
Within 3 Miles



52.2%
College Educated
WITHIN 3 MILES



30K+
Employees
WITHIN 4 MILES





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The Retail Brokers Network connects like-minded brokers wanting to share information, refer business, and build lifelong relationship to be more successful. Founded in 1992, the Retail Brokers Network, or "RBN", is a retail networking group whose members specialize in Retail Real Estate Brokerage.

Our independent firms work together on a regional, national, and even the international level in all areas of commercial real estate including tenant representation, investment sales, and project leasing.

Though we tend to focus on retail tenant representation and the leasing and sale of retail properties, individual Brokerages may also offer services to include property management, property sales, redevelopment, and disposition.