

HANNAFORD-ANCHORED RETAIL — UTICA, NY

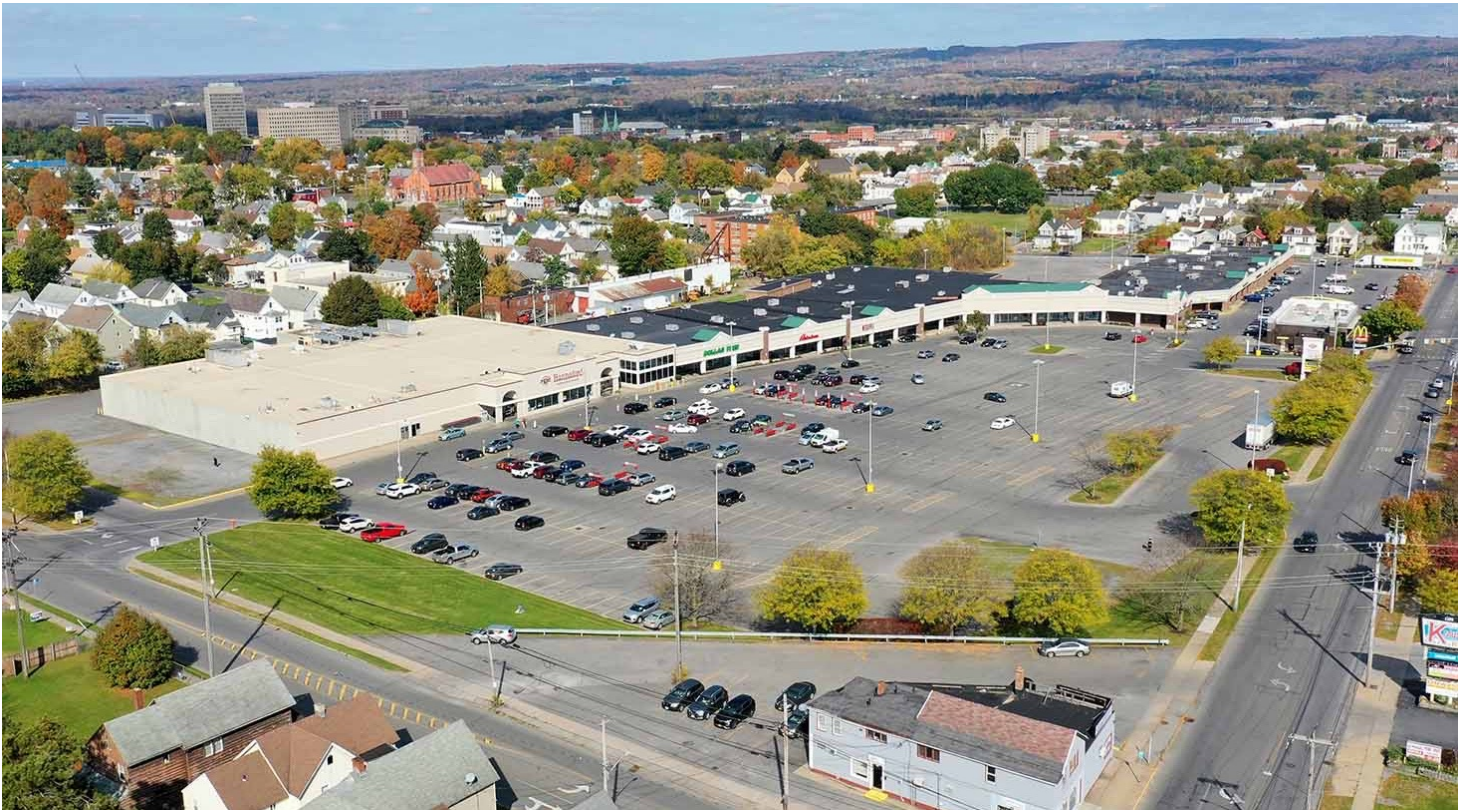
Hannaford Plaza

1154 Mohawk St · Utica, NY 13501 · Oneida County

A Hannaford-anchored neighborhood center at the signalized corner of Mohawk Street and South Street. On-site tenants include Dollar Tree, Rainbow, DTLR, Aaron's, CITI Trends, Dollar General, and a strong quick-service and financial-services lineup. Space is available from junior anchor to inline sizes across the center.

25,000 SF LARGEST SUITE
AVAILABLE NOW

6 AVAILABLE
SUITES

5,921 AADT MOHAWK
STREET

01

Hannaford-anchored,
signalized corner

02

Dollar Tree, Rainbow, Aaron's &
more

03

McDonald's, Dunkin' & KeyBank
on-site

04

2,318 – 25,000 SF available

FEATURED AVAILABILITY

Suite 3 — 25,000 SF Junior Anchor

The largest available block at Hannaford Plaza — a junior anchor space alongside Hannaford, Dollar Tree, and Rainbow.

25,000 SF
AVAILABLE NOW
SPACE TYPE
Junior Anchor
LEASE RATE
Negotiable
LEASE TERM
Negotiable

AVAILABLE SPACES & SITE PLAN

2,318 SF to 25,000 SF.

Six suites are currently available at Hannaford Plaza, ranging from inline to junior anchor size, alongside Hannaford, Dollar Tree, Rainbow, DTLR, H&R Block, Rent-A-Center, Little Caesars, Cricket Wireless, and SUBWAY.



Hannaford Plaza site plan, Mohawk Street and South Street, Utica NY. Not to scale.

SUITE	SPACE TYPE	LEASE RATE	SIZE
Suite 3 Available now	Junior Anchor	Negotiable	25,000 SF
Suite 2A Available now	Mid-Box	Negotiable	11,188 SF
Suite 8C / M Available now	Mid-Box	Negotiable	10,697 SF
Suite I4 Available now	Endcap	Negotiable	4,600 SF
Suite 3 – Inline Available now	Inline	Negotiable	3,000 SF
Suite 2 Available now	Inline	Negotiable	2,318 SF

RETAIL PERFORMANCE — PLACER.AI

Proven Demand On Mohawk Street.

Placer.ai annual visits and estimated sales for all locations within a half mile of Hannaford Plaza, ranked highest to lowest by sales.

0.5-MILE ANNUAL VISITS

2.11M

0.5-MILE ANNUAL SALES

\$40.0M

LOCATION	ANNUAL VISITS	ANNUAL SALES
Hannaford	997.8K	\$30.0M
McDonald's	449.2K	\$3.23M
Dollar Tree	222.0K	\$1.98M
Dunkin' Donuts	316.8K	\$1.84M
Citi Trends	48.2K	\$1.30M
Rainbow	39.9K	\$1.29M
SUBWAY	34.2K	\$402.5K

Source: Placer.ai via SiteWise Pro, report dated May 19, 2026, for all 7 tracked locations within 0.5 miles of 1154 Mohawk St, Utica, NY 13501.

NEARBY DRIVERS

Anchored By Education & Downtown Utica.

Hannaford Plaza sits minutes from two of Utica's steadiest traffic generators — a community college campus and the city's downtown core.



Mohawk Valley Community College

Founded in 1946 as the first community college in the SUNY system, MVCC's Utica campus enrolls thousands of students across academic and career programs each year.

Students, faculty, and staff moving between campus and the surrounding neighborhood provide a steady stream of daytime and evening shoppers to retailers along Mohawk Street.



Downtown Utica

Downtown Utica is the city's civic and employment core, home to city and county government offices, the Adirondack Bank Center, and a growing base of restaurants and residential lofts.

Its ongoing revitalization has drawn new residents and daytime workers to the area, feeding trade area demand along the Mohawk Street corridor.

TRADE AREA AERIAL

Hannaford Plaza, Close-Up.



Aerial of Hannaford Plaza at Mohawk Street and South Street, showing available space and on-site and nearby co-tenants including Hannaford, Dollar Tree, Rainbow, DTLR, McDonald's, Dunkin', KeyBank, and Aaron's.

DEMOGRAPHICS — 2025 ESTIMATES

The Mohawk Street Trade Area.

Estimated population, income, education, and business activity by radius from 1154 Mohawk St — the Hannaford Plaza trade area serving Utica, NY. The trade area draws from a dense, established residential base along the Mohawk Street corridor, with population and household counts holding steady from the 1-mile ring out to the 10-minute drive time, reflecting Utica's compact urban footprint. Income and education levels rise moving outward from the immediate neighborhood to the broader 3-mile radius, while total business and employment counts more than triple over the same distance — underscoring the depth of daytime demand feeding Hannaford Plaza's retailers.

26,366	70,176	\$78,270	30,430	
POPULATION 1-MILE RADIUS	POPULATION 10-MIN DRIVE TIME	AVG HH INCOME 3-MILE RADIUS	TOTAL EMPLOYEES 3-MILE RADIUS	
2025 ESTIMATE	1 MI	2 MI	3 MI	10 MIN DRIVE
Population	26,366	49,037	70,279	70,176
Households	10,044	18,918	27,903	27,610
Median Age	29.8	31.9	34.8	34.2
Avg HH Income	\$62,520	\$66,666	\$78,270	\$77,781
Median HH Income	\$46,949	\$51,643	\$60,760	\$60,231
Per Capita Income	\$23,915	\$25,993	\$31,375	\$30,935
College Educated (25+)	43%	47%	53%	53%
Total Businesses	777	1,449	2,085	2,260
Total Employees	9,129	20,560	30,430	32,626

Source: Sites USA, 2025 estimates (2010–2020 Census base with 2030 projections), Applied Geographic Solutions 11/2025. Ring radii and drive time measured from 1154 Mohawk St. College Educated (25+) is the sum of Some College, Associate's, Bachelor's, and Graduate degree attainment.