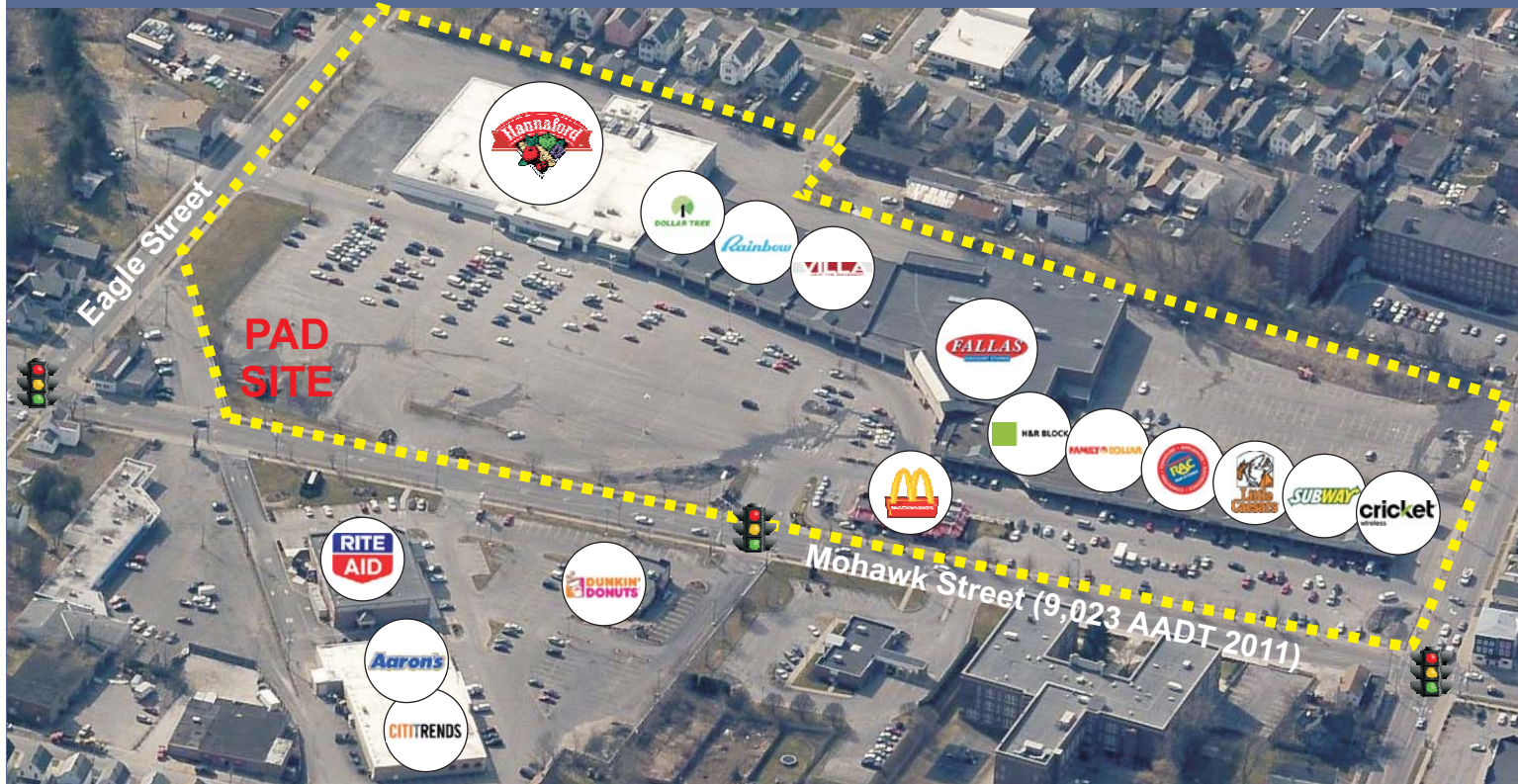


157,000 SF Grocery Anchored Center
 2,000 SF - 35,000 SF Available
 Densely Populated Trade Area

Hannaford Plaza

Utica, New York



<u>DEMOGRAPHICS</u>	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
POPULATION	25,023	68,794	100,703
HOUSEHOLDS	9,238	27,257	41,428
AVG. HH INCOME	\$40,160	\$50,826	\$58,323
MEDIAN AGE	31.2	35.9	39.0

* Based on U.S. Census Estimates

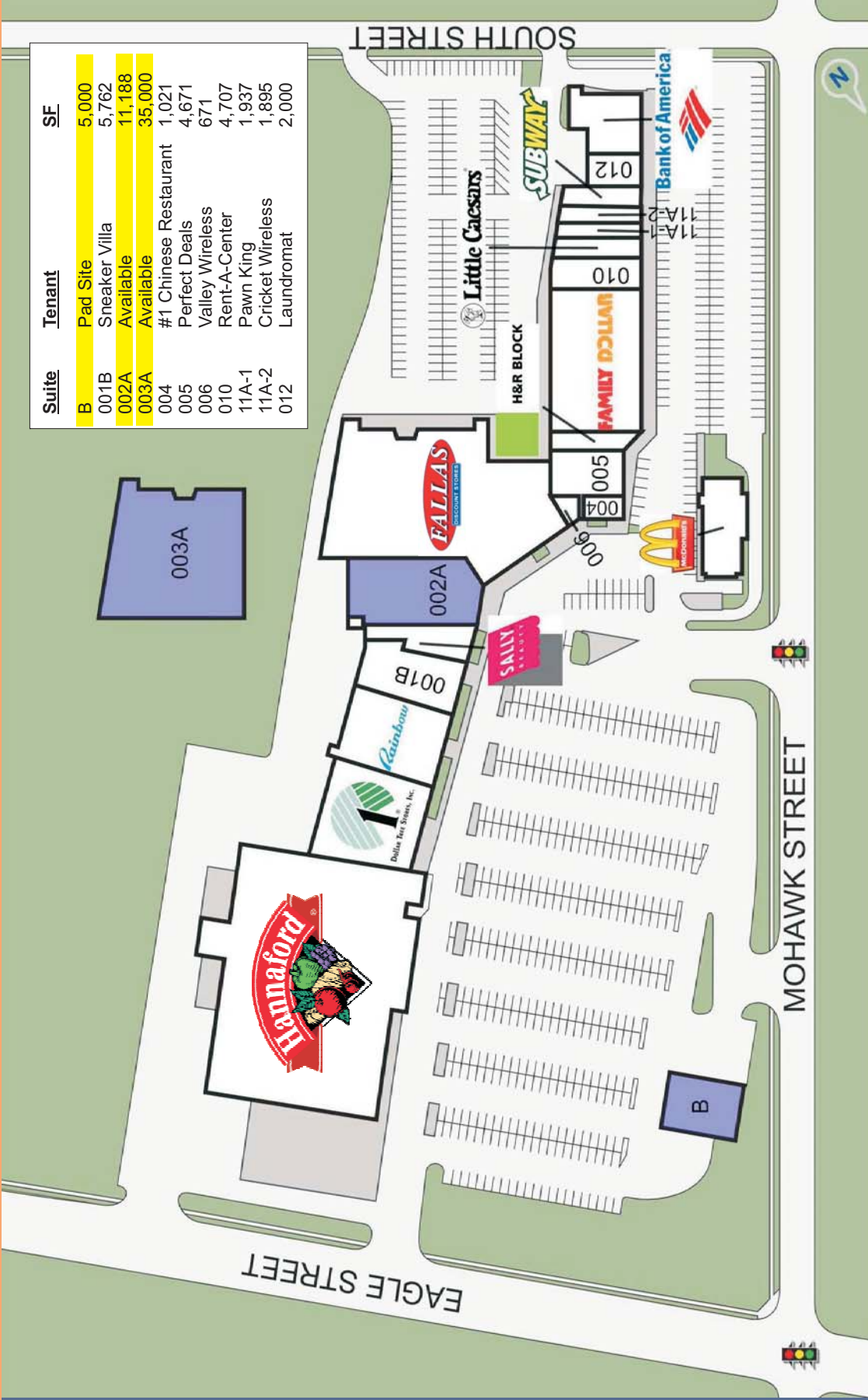


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 Scott Burdett
sburdett@flaummgt.com

Hannaford Plaza

Utica, New York



Property Highlights

Located in the heart of Utica less than a mile from Downtown. Densely populated area. High traffic plaza with excellent visibility on Mohawk Street. Inline spaces at 11,000 SF & 35,000 SF Available plus Pad Site.