

MOHAWK ACRES PLAZA FOR LEASE

1790 Black River Blvd., Rome, New York



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PROPERTY HIGHLIGHTS

Mohawk Acres Plaza is a Price Chopper anchored center located on a major retail corridor. This center is situated within close proximity to Griffiss Business & Technology Park and Rome Memorial Hospital. Pad site available.

KEY TENANTS

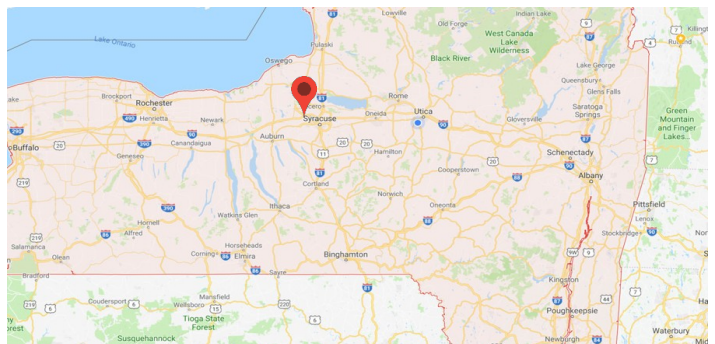
- Price Chopper
- Label Shopper
- Family Dollar



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5 Oxford Road
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151 Northern Concourse
Syracuse, New York 13221

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Demographics	3 Miles	5 miles	10 Miles
Population	27,931	38,800	67,660
Households	12,021	15,518	25,344
Avg. HH Income	\$59,722	\$63,900	\$69,364
Daytime Population	31,725	38,745	62,844



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Mohawk Acres Plaza

Utica-Rome, NY

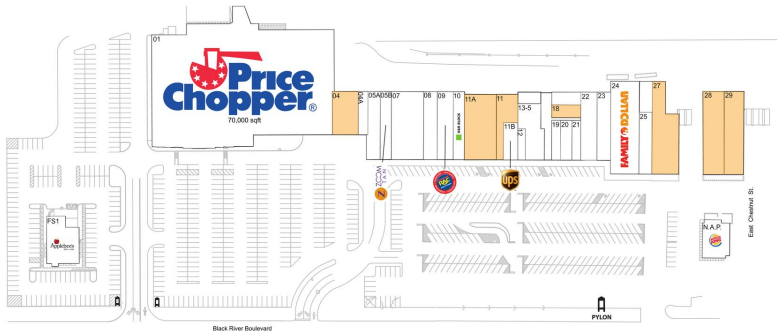
43.2319, -75.4374
1790 Black River Blvd. | Rome, NY 13440

Available Space

04	3,840 SF
11	3,150 SF
11A	6,522 SF
18	1,166 SF
27	5,625 SF
28	5,015 SF
29	6,275 SF

Current Retailers

FS1	Applebee's	5,000 SF
N.A.P.	Burger King	0 SF
01	Price Chopper	70,000 SF
04A	Supercuts	1,200 SF
05A	Smoker's Choice	2,890 SF
05B	Zoom Tan	2,262 SF
07	Label Shopper	7,250 SF
08	Rome Fit Body Boot Camp	3,125 SF
09	Rent-A-Center	3,625 SF
10	H&R Block	2,500 SF
11B	The UPS Store	1,500 SF
12	Ruiz Family Support Center	798 SF
13-5	M & T Bank	3,600 SF
19	Quest Diagnostics	1,095 SF
20	Mayflower Chinese Restaurant	1,533 SF
21	Cricket	1,168 SF
22	U.S. Recruiting Office	3,750 SF
23	Co Co Nails & Spa	3,125 SF
24	Family Dollar	8,866 SF
25	Mitsuba Sushi & Grill	1,800 SF



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Address:	1790 Black River Blvd.	Cross Street:	Chestnut Street
City:	Rome	Roof Type:	Flat/EPDM
State:	New York	Zoning:	Retail
Zip:	13440	FMV/Total Assessment:	\$5,000,000.00
County:	Oneida	RE Taxes:	\$4.04 SF
Tax ID:	224.013-0002-007	CAM:	\$2.95 SF
Lease Type:	NNN	Space is Currently:	Vacant
Lease Price:	\$15.00 SF	No. of Floors:	1
Sale Price:	N/A	Bldg. Total SF:	156,680 +/-
Year Built:	2002	Available SF:	798-12,000 +/-
Parking Spaces:	692 +/-	Retail:	798-12,000 +/-
Land Size/Dimensions:	9.3 +/- Acres	Office:	798-12,000 +/-
Electricity/Amps:	TBD	Warehouse:	N/A
Gas Type:	Natural Gas	Other:	N/A
HVAC:	Yes	Loading Facilities:	Yes
Elevator:	N/A	Ceiling Height:	N/A
Sprinkler:	Yes	Traffic Count:	19,969
Water:	Public	Sewer:	Public



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