

SECURITIES AND EXCHANGE COMMISSION

WASHINGTON, D.C. 20549

FORM 8-K

CURRENT REPORT

Pursuant to Section 13 or 15(d) of the Securities Exchange Act of 1934

Date of Report (Date of earliest event reported): January 23, 2002

ACADIA REALTY TRUST

(Exact name of registrant as specified in charter)

Maryland

1-12002

23-2715194

(State or other jurisdiction
of incorporation)

(Commission File Number)

(I.R.S. Employer
Identification No.)

20 Soundview Marketplace, Port Washington, New York 11050

(Address of principal executive offices) (Zip Code)

(516) 767-8830

Registrant's telephone number including area code

(Former name or former address, if changed since last report)

ITEM 5. Other Events.

On January 23, 2002, the Registrant, Acadia Realty Trust, issued a press release filed with this Form 8-K as Exhibit 99.1.

ITEM 7. Financial Statements, Pro Forma Financial Information and Exhibits.

(c) Exhibits.

99.1 Press release dated January 23, 2002.

SIGNATURES

Pursuant to the requirements of the Securities Exchange Act of 1934, the registrant has duly caused this report to be signed on its behalf by the undersigned thereunto duly authorized.

Acadia Realty Trust

Date: January 23, 2002

By: /s/ Kenneth F. Bernstein

Name: Kenneth F. Bernstein
Title: Chief Executive Officer and
President

AT THE COMPANY:

 Jon Grisham, Investor Relations
 516-767-8830

AT THE FINANCIAL RELATIONS BOARD

 Susan Garland, General Inquiries
 212-445-8458

ACADIA REALTY TRUST COMMENTS ON EFFECT
 FROM KMART BANKRUPTCY FILING

NEW YORK, NY (January 23, 2002) - Acadia Realty Trust (NYSE:AKR), a fully integrated shopping center REIT, today commented on the Kmart Corporation filing for Chapter 11 bankruptcy protection as it relates to the Kmart stores in Acadia's portfolio.

The Company currently has nine Kmart stores in its wholly-owned portfolio encompassing 924,000 square feet and representing \$3.4 million in base rents, or 6.8% of the Company's annualized base rents as of September 30, 2001. All of the Company's Kmart stores are open and operating and none are sub-leased. In addition to these locations, Acadia has a 49% joint venture interest in a 311,000 square foot shopping center which includes, among its other anchor stores, a 101,000 square foot Kmart store paying \$566,000 in base rent. Three of the Company's Kmart locations, comprising 292,000 square feet and representing \$718,000 of base rents, are located in shopping centers which are currently under contract for sale as part of a 17 property portfolio subject to a fixed-rate, cross-collateralized and securitized loan. This pending sale was announced by the Company in November 2001.

Commenting on the bankruptcy filing, Acadia's President and CEO, Kenneth F. Bernstein, stated, "Given the information with respect to future store closings in Kmart's press release issued yesterday, we believe that we are well-positioned. We have been and remain focused on this situation and will continue to inform the financial community as we receive additional information."

Additional information related to Acadia's shopping centers, anchors and related rents, including specific information about the Company's Kmart leases, are included in the Company's Quarterly Financial Supplemental for the quarter ended September 30, 2001 as previously filed in an 8-K filing and which is also published on the Company's website at www.acadiarealty.com.

Acadia Realty Trust, headquartered on Long Island, NY, is a self-administered equity real estate investment trust structured as an UPREIT, which specializes in the operation, management, leasing, renovation and acquisition of shopping centers. The Company currently owns and operates 53 properties totaling approximately 10 million square feet, primarily in the eastern half of the United States. Acadia's principal executive offices are located in Port Washington, New York, with a corporate office located in Manhattan.

Certain matters in this press release may constitute forward-looking statements within the meaning of the Private Litigation Reform Act of 1995 and as such may involve known and unknown risk, uncertainties and other factors which may cause the actual results, performances or achievements of Acadia to be materially different from any future results, performances or achievements expressed or implied by such forward-looking statements. Such forward-looking statements speak only as of the date of this document. Acadia expressly disclaims any obligation or undertaking to release publicly any updates or revisions to any forward-looking statements contained herein to reflect any change in Acadia's expectations with regard thereto or change in events, conditions or circumstances on which any such statement is based.

For more information on Acadia Realty Trust visit Acadia Realty Trust's Web site at www.acadiarealty.com