

FOR LEASE

The Hamlet at Saratoga Springs

56 Marion Ave, Saratoga Springs, NY 12866



PROPERTY INFO

- Prime ground-floor retail opportunity in a luxury mixed-use development.
- Located in the heart of downtown Saratoga Springs, one of the Capital Region's most vibrant destinations.
- Excellent visibility and high foot traffic from both residents and visitors.
- Situated beneath a class-A residential community, offering built-in customer base.
- Surrounded by restaurants, shopping, and entertainment, minutes from Broadway and Saratoga Race Course.
- Dedicated on-site parking and easy pedestrian access.
- Convenient to I-87 and the Saratoga Amtrak station.

2025 Demographics

	1 Miles	3 Miles	5 Miles
Population	9,993	31,181	49,813
Average HH Income	\$158,558	\$127,435	\$144,028
Est. Adj. Daytime Demographics (16+)	11,428	31,825	41,477

AVAILABLE SPACE

- ± 1,669 SF
- ± 3,155 SF

CALL FOR PRICING

Doug Morabito
Licensed Real Estate Broker



Value...through performance

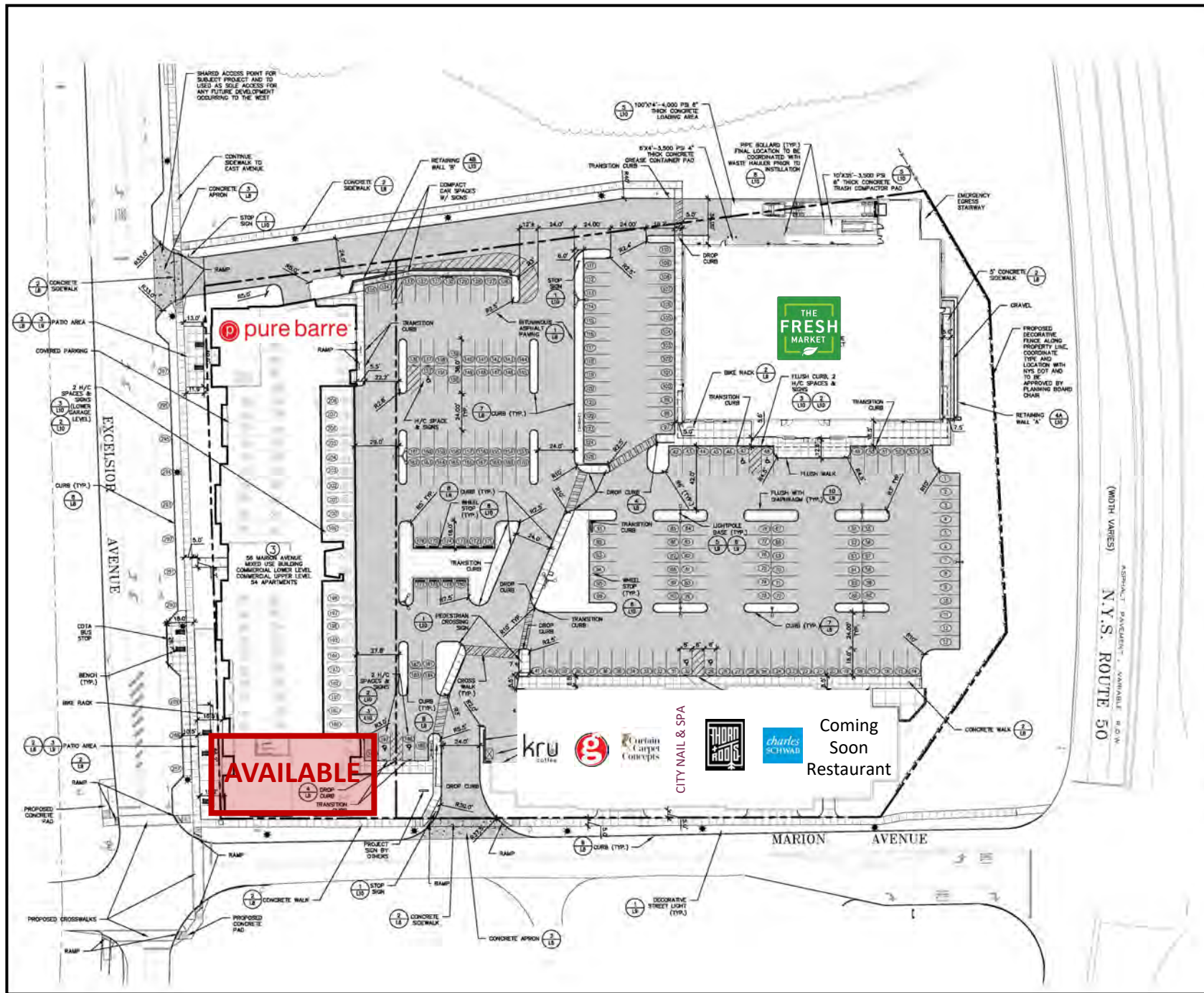


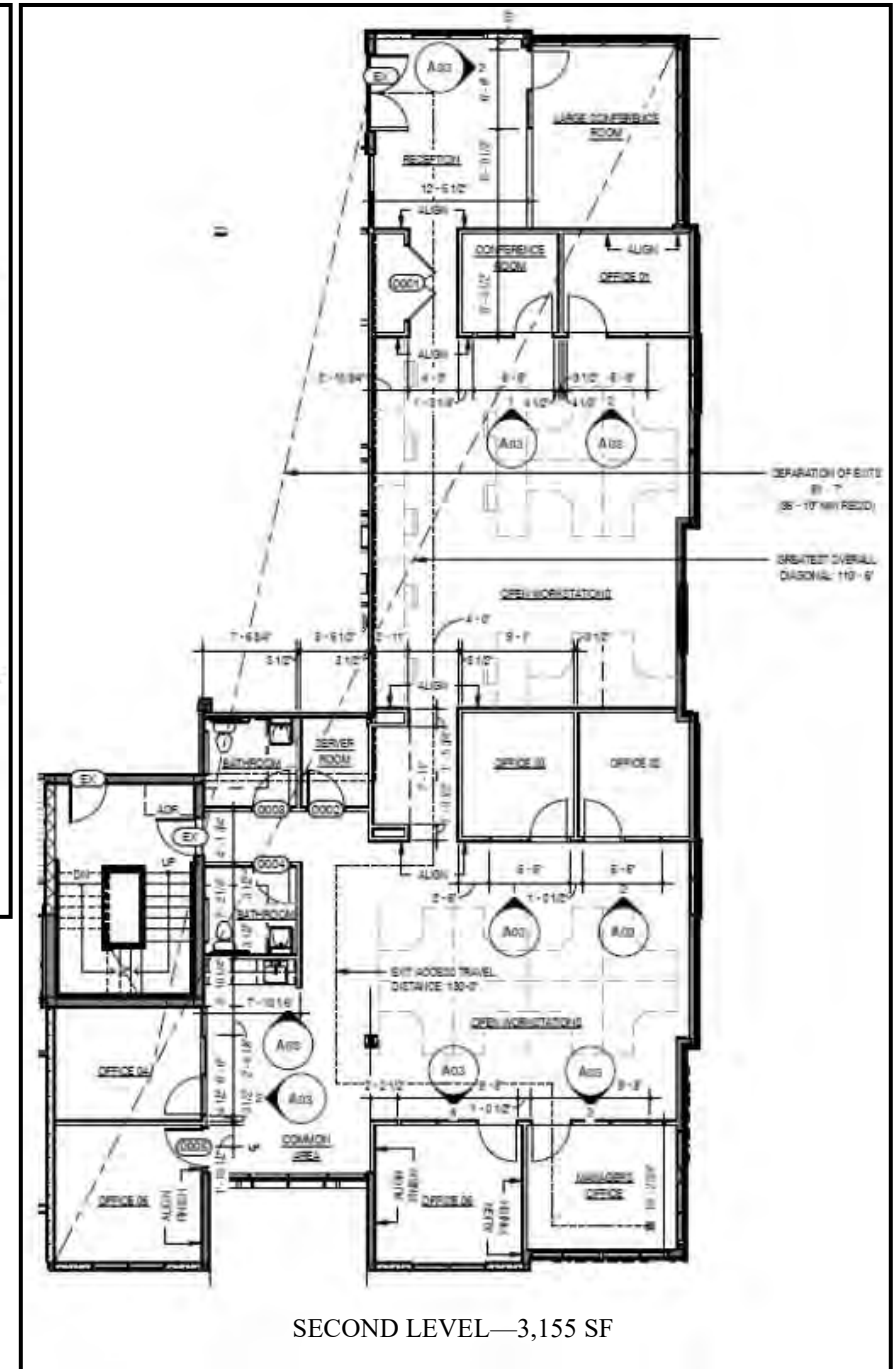
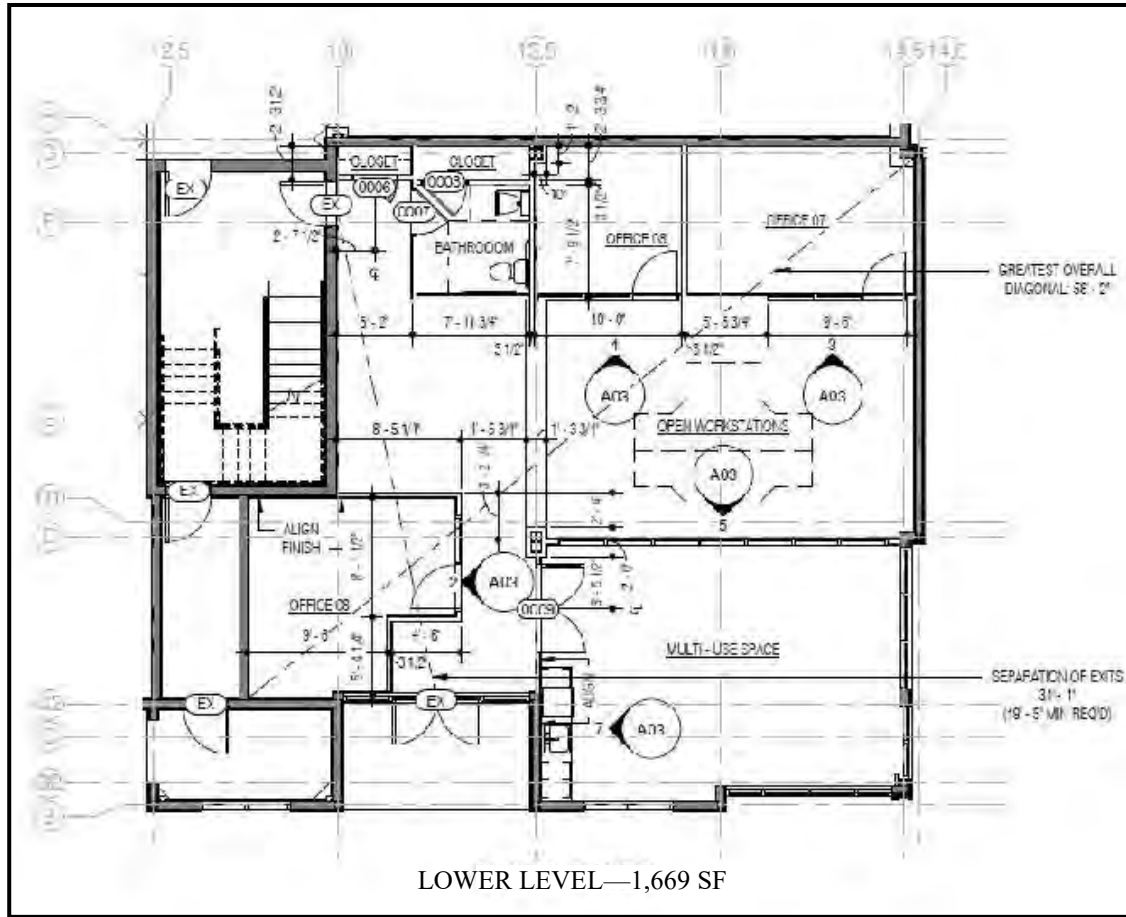
LOWER LEVEL—1,669 SF



SECOND LEVEL—3,155 SF







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