

FOR LEASE

5 Emma Lane

Clifton Park, NY 12065



PROPERTY INFO

- Brand new renovation – space being upgraded alongside owner-occupied dental practice.
- Private entrance for tenant.
- Dedicated reception / waiting area.
- (4) private offices + conference room.
- Ideal for medical, professional, or service-based users.
- Office park setting in established Emma Lane Professional Park.
- Ample on-site parking for employees and clients.
- Convenient access to I-87 (Exit 9) and Route 9 corridor.
- Surrounded by retail, dining, and business amenities.

2026 Demographics

	1 Mile	3 Miles	5 Miles
Population	4,940	33,834	65,762
Average HH Income	\$158,131	\$164,901	\$161,559
Est. Adj. Daytime Demographics (16+)	7,001	24,846	40,718

AVAILABLE SPACE

- ±1,500 SF professional office suite

Available July 2026

PRICING

\$23 SF Gross
 Tenant responsible for utilities + janitorial

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Value...through performance



