

FOR LEASE

Professional Office Space

308 Ushers Road, Ballston Lake, NY 12019



PROPERTY INFO

- 1,650 SF professional office or retail space available.
- High-visibility location directly off exit-10 with strong daily traffic along Ushers Road.
- Currently built out as office, could be easily converted to retail.
- Close proximity to Clifton Park, Malta, and Saratoga Springs.
- Professional setting with established co-tenancy.

AVAILABLE SPACE

- ± 1,650 SF

CALL FOR PRICING

2026 Demographics

	1 Miles	3 Miles	5 Miles
Population	2,301	25,817	61,908
Average HH Income	\$187,417	\$169,879	\$163,827
Est. Adj. Daytime Demographics (16+)	1,418	19,153	39,810

Gordon Heeps, Principal
Licensed Real Estate Broker

Alex Kutikov, Principal
Licensed Real Estate Broker

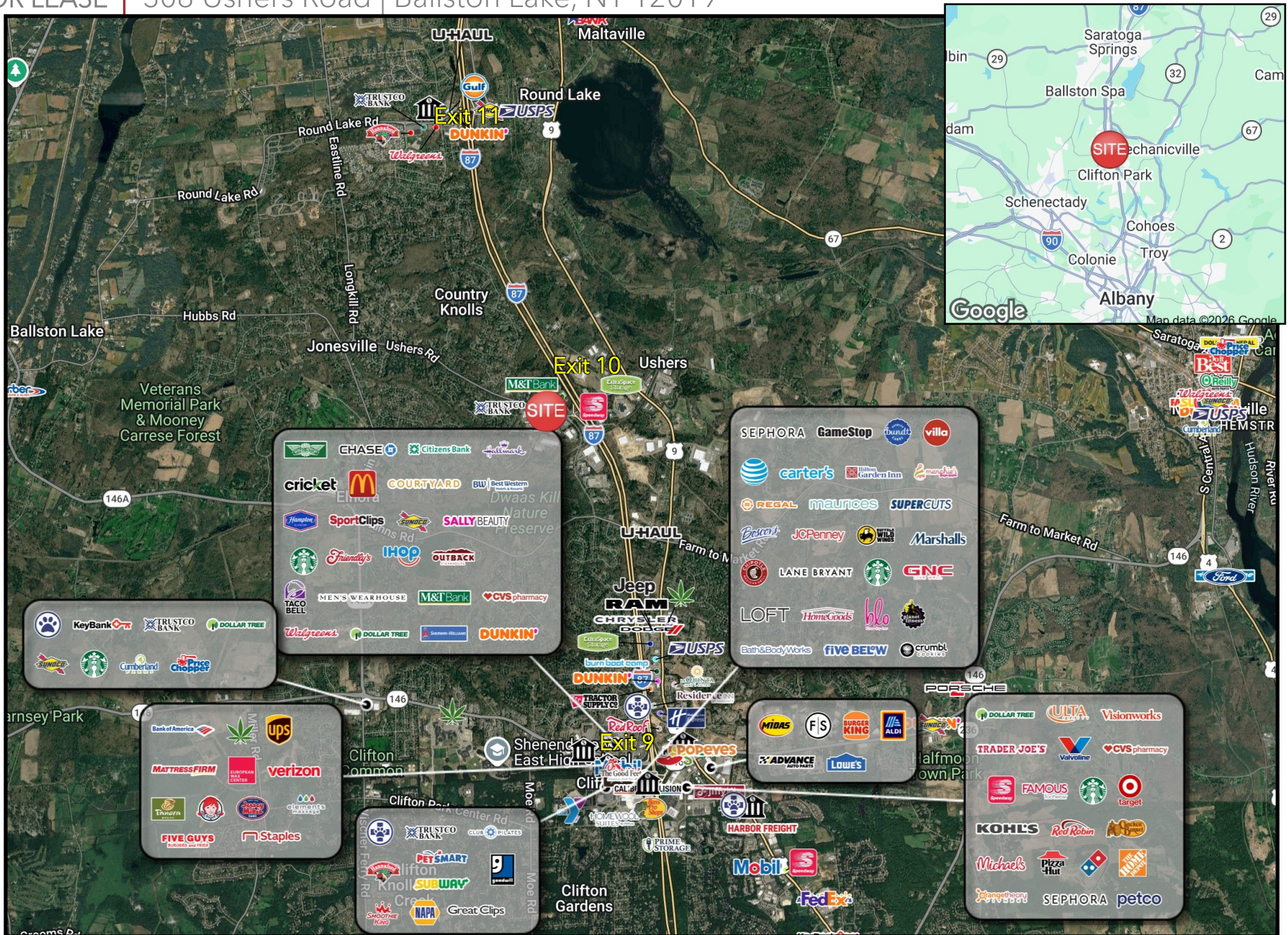


Value...through performance

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