

6

CARE LANE
SARATOGA SPRINGS . NY

FCP
REAL ESTATE



LEASE



PROPERTY HIGHLIGHTS:

Medical Suites Ranging from 1,400 - 5,000 SF

Move in ready suites tailored for healthcare practices

Lots of natural light

On-site parking for patient and staff

ADA-compliant access

Modern infrastructure to support medical use





SARATOGA HOSPITAL

6 CARE LANE

LOCATION BENEFITS:

- Just a half a mile from Saratoga Hospital
- Less than 10 minutes from downtown Saratoga Springs
- Situated in a growing medical and professional corridor

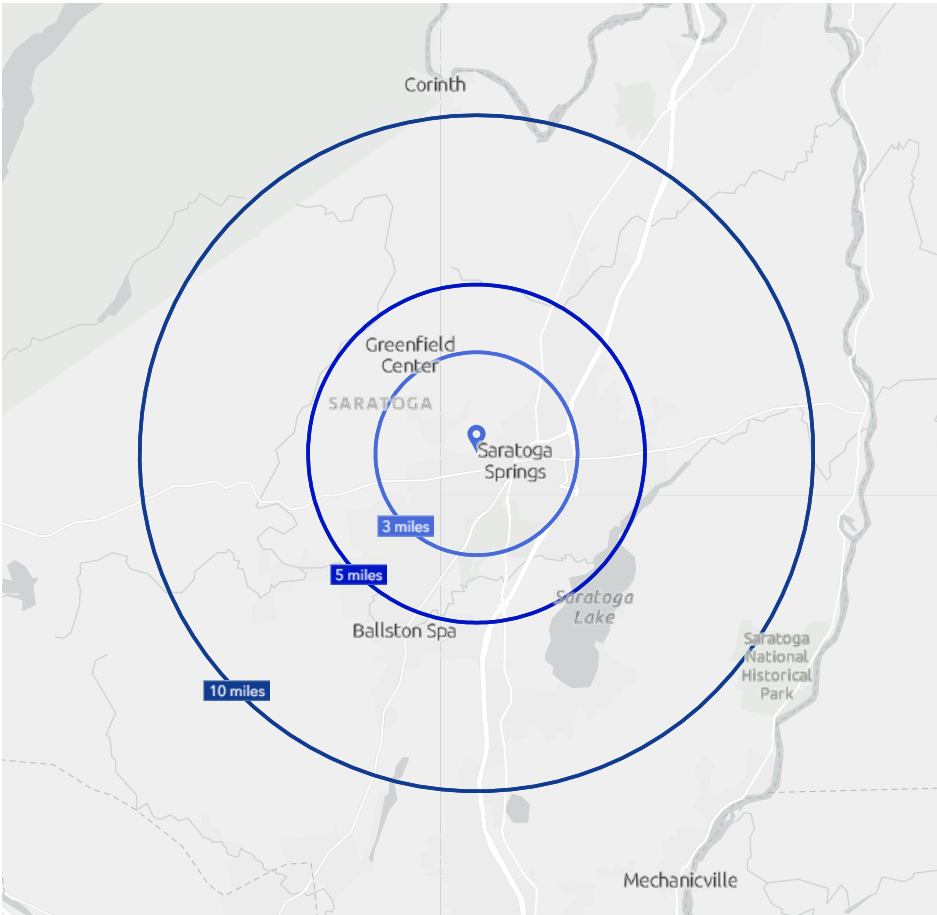
DEMOGRAPHICS

6 Care Lane . Saratoga Springs

3.5.10. Mile Radius

	3mi.	5mi.	10mi.
Population.....	27,808	51,190	106,240
Households.....	12,689	22,996	46,450
Median Age.....	42.8	44.0	43.8
Avg. Household Income.....	\$124,380	\$138,360	\$138,340
Population 65+ Years.....	24%	23.3%	21.6%

**Source: Site to do Business - ESRI Demographics. Esri forecasts for 2025; Consumer Spending data are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.*









TYPICAL FLOOR PLAN
6 Care Lane . Saratoga Springs
3,408 SF

Prime Medical Location in Saratoga Springs

Position your practice in the heart of one of the Capital Region's most desirable communities. 6 Care Lane offers modern, professional medical office space designed to meet the needs of today's healthcare providers.

Located just a half mile from Saratoga Hospital and minutes from downtown Saratoga Springs, this building is easily accessible to patients and staff from across the region.



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