



For Sale or Lease
Shoppes at Thornebrook Village
2441 NW 43rd Street, Suite 2B; Gainesville, FL 32606

1,699± Total SF | Sale Price: \$425,000 | Lease Rate: \$20.00/SF Gross

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Property Details

Now available! Discover an exceptional opportunity to own or lease 1,699± square feet of prime retail space in the quaint Shoppes at Thornebrook Village in NW Gainesville. Conveniently located off NW 43rd Street, Suite 2B is located just steps away from convenient parking for your clients and employees. Situated one parcel away from the bustling intersection of NW 23rd Avenue and NW 43rd Street, this prime location boasts an impressive combined average daily traffic count of over 43,800.

Recently utilized as a hair salon, this would be the perfect location to set up your new business or second location. This space has large storefront windows letting in an abundance of natural light and view to the lovely park-like common area of Thornebrook. The two-story ceiling height gives the space an incredible open and airy feel. There is a cheery check-in counter for clients, room for up to seven chairs for stylists, plumbing that allows for three rinsing/washing station, a back room for supplies, washer and dryer hook-ups, two restrooms (one for the public and one for employees), plus an upstairs loft area for meetings, administration or relaxing.

Highlights

- Convenient location with easy access to major city corridors in both east-west and north-south directions
- Just 2.6 miles to I-75, ensuring effortless transportation connections
- A mere 3.5 miles to the prestigious University of Florida
- Situated in the popular Millhopper Shopping Area, attracting a steady flow of visitors
- Within comfortable walking distance to a variety of dining and shopping options
- Enjoy the benefits of on-building and directory signage
- Located steps from parking that is available to accommodate both employees and clients
- For purchase - 2023 taxes: \$4,835.63, HOA fee: \$583.09 per month

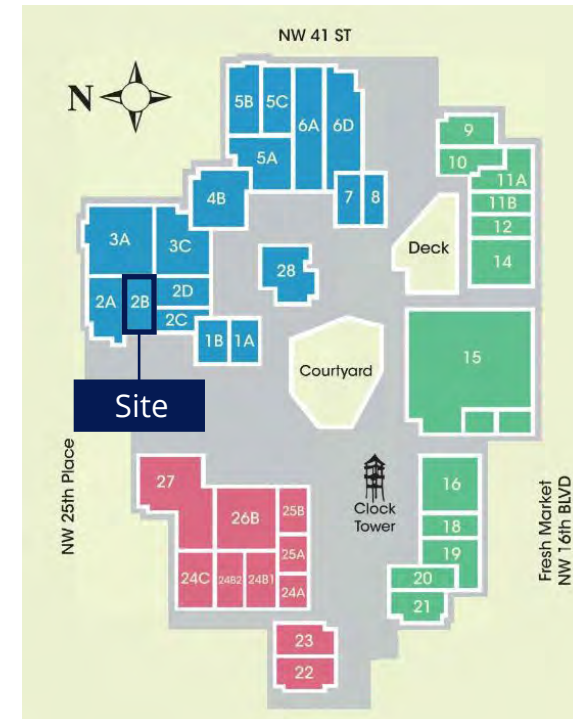
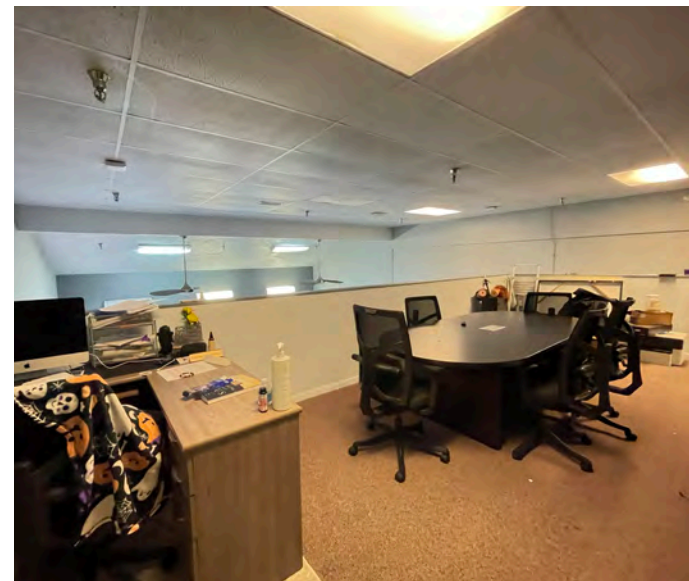
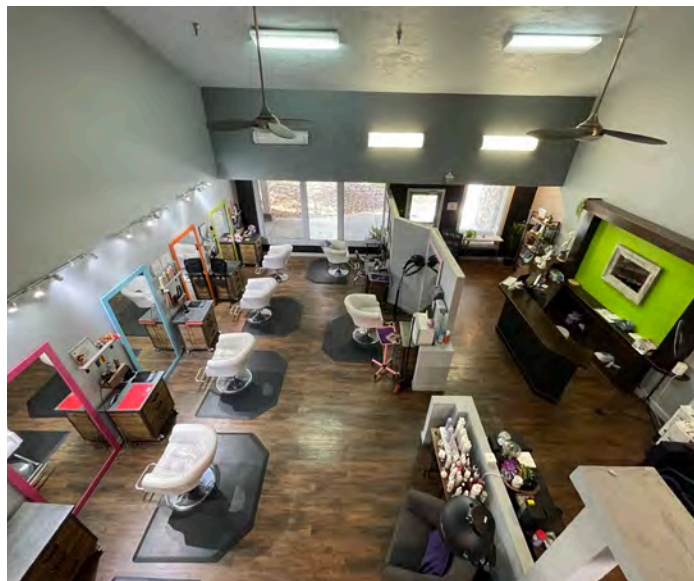
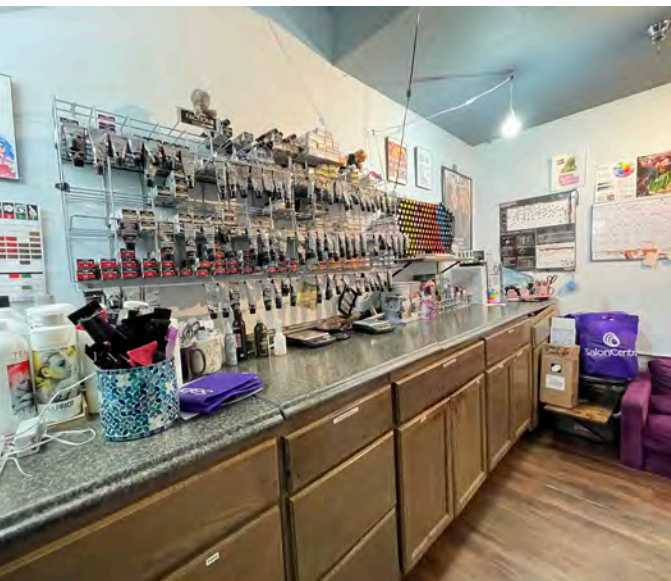


Photo Gallery

Interior



Location



Shoppes at Thornebrook Village

The **Shoppes at Thornebrook Village** is well-known to the Gainesville community and is home to an array of locally-owned businesses, including Gainesville Health and Fitness Center for Women, Floating Lotus Spa, restaurants, gift shops, jewelry stores and clothing boutiques. Seize this exceptional opportunity to secure a spot in this highly-desirable location.

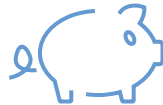
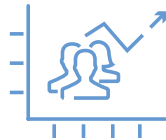




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Area Demographics

Source: ESRI Business Analyst, 2024



	Population (2024)	Population Projection (2029)	Average Household Income (2024)	Projected Average Household Income (2024)
1 Mile	7,225	7,132	\$125,089	\$144,495
3 Mile	76,745	76,295	\$95,276	\$112,007
5 Mile	180,079	181,031	\$82,335	\$97,449

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