

# THORNEBROOK - SUITE 2D

2441 Northwest 43rd Street Suite 2D | Gainesville, FL 32606



**FOR SALE**

## FOR MORE INFORMATION:



**Sage Alfonso**

Commercial Associate

352.316.8413

[sage@bosshardtrealty.com](mailto:sage@bosshardtrealty.com)



**BOSSHARDT**

— REALTY SERVICES —

COMMERCIAL & LAND DIVISION

# THORNEBROOK - SUITE 2D

## EXECUTIVE SUMMARY

2441 Northwest 43rd Street Suite 2D | Gainesville, FL 32606



### OFFERING SUMMARY

Sale Price:	\$299,000
Building Size:	2,093 SF
Lot Size:	0.04 Acres
Number of Units:	1
Price / SF:	\$142.86
Year Built:	1984
Renovated:	2012
Zoning:	MU2

### PROPERTY OVERVIEW

Prime two story 2,093 SF retail suite available in the highly walkable Thornebrook Village in northwest Gainesville. Currently leased to a wedding dress sales and reupholstery boutique on a two-year gross lease, the property offers an immediate income opportunity with 100% occupancy. MU2 mixed-use zoning allows for a variety of retail and service uses. Surrounded by exceptional foot traffic and an upscale customer base, Thornebrook Village is home to restaurants, Daytime shopping, clothing retailers, chocolatiers, flower shops, bagel cafes, and more—all steps away from The Fresh Market, Publix, and other northwest Gainesville staples.

### PROPERTY HIGHLIGHTS

- 100% Occupancy
- Gross lease in place
- Stable foot-traffic

### FOR MORE INFORMATION:



**Sage Alfonso**  
Commercial Associate  
352.316.8413  
[sage@bosshardtrealty.com](mailto:sage@bosshardtrealty.com)





# THORNEBROOK - SUITE 2D

## ADDITIONAL PHOTOS

2441 Northwest 43rd Street Suite 2D | Gainesville, FL 32606



### FOR MORE INFORMATION:



**Sage Alfonso**  
Commercial Associate  
352.316.8413  
[sage@bosshardtrealty.com](mailto:sage@bosshardtrealty.com)





# THORNEBROOK - SUITE 2D

## RETAILER MAP

2441 Northwest 43rd Street Suite 2D | Gainesville, FL 32606



### FOR MORE INFORMATION:



**Sage Alfonso**  
Commercial Associate  
352.316.8413  
[sage@bosshardtrealty.com](mailto:sage@bosshardtrealty.com)



# THORNEBROOK - SUITE 2D

## DEMOGRAPHICS MAP & REPORT

2441 Northwest 43rd Street Suite 2D | Gainesville, FL 32606

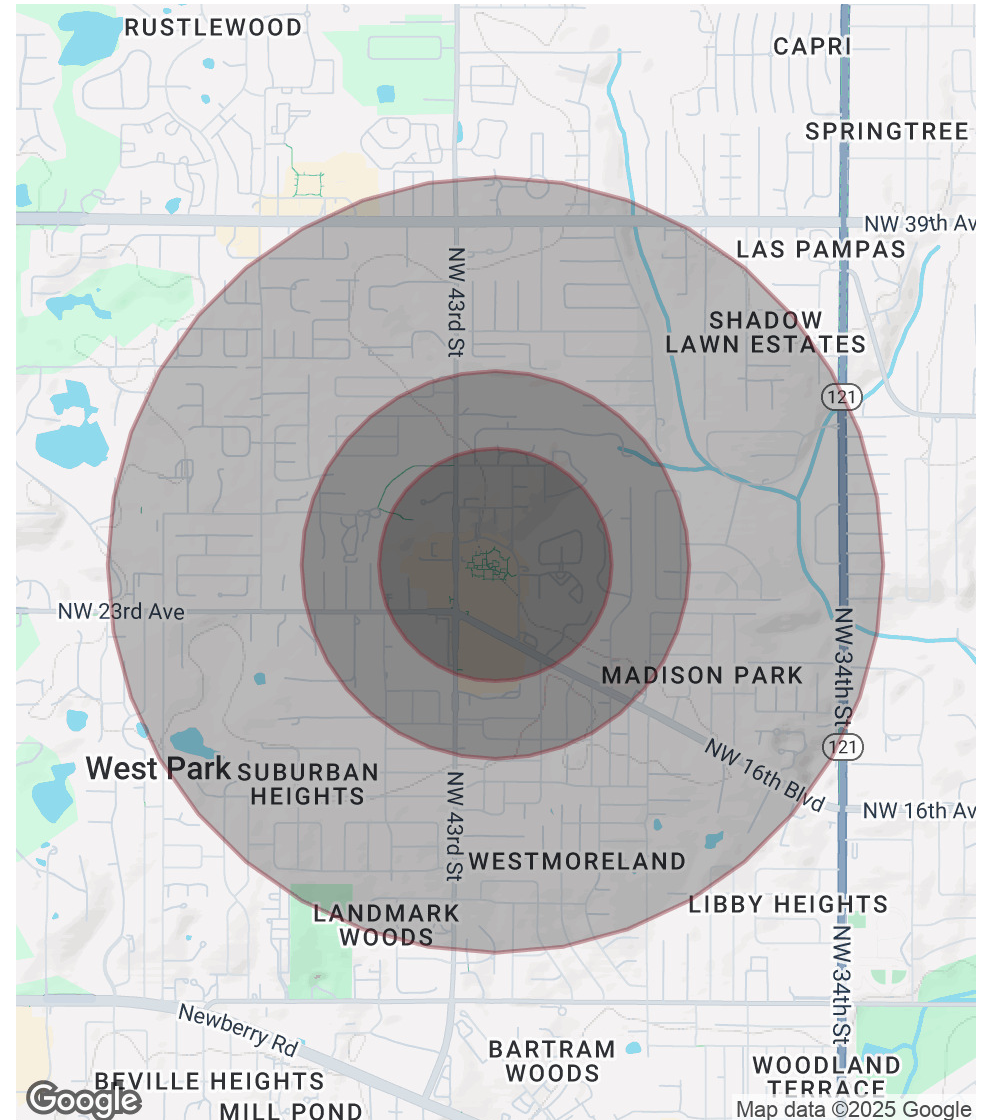
### POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	680	1,913	7,746
Average Age	54	50	47
Average Age (Male)	50	47	45
Average Age (Female)	57	53	49

### HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	316	860	3,344
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$122,861	\$123,488	\$129,213
Average House Value	\$341,806	\$342,160	\$350,672

Demographics data derived from AlphaMap



### FOR MORE INFORMATION:



**Sage Alfonso**  
Commercial Associate  
352.316.8413  
sage@bosshardtrealty.com



**BOSSHARDT**  
— REALTY SERVICES —  
COMMERCIAL & LAND DIVISION

# THORNEBROOK - SUITE 2D

## ADVISOR BIO 1

2441 Northwest 43rd Street Suite 2D | Gainesville, FL 32606



### SAGE ALFONSO

Commercial Associate

sage@bosshardtrealty.com

Direct: **352.316.8413** | Cell: **352.316.8413**

FL #SL3476286

### PROFESSIONAL BACKGROUND

Based in North Central Florida, Sage Alfonso is a commercial real estate agent specializing in sales and leasing across multiple asset classes. He represents buyers, sellers, tenants, and landlords with a strong commitment to both the transaction and clients needs.

He is familiar with a wide range of sales and leasing including small business sales, NNN leasing, net lease sales, and many niches such as hotel sales, daycare facilities, small bay industrial, self storage, medical office, tower sales, RV parks, multifamily, retail, solar fields, medical marijuana facilities/licensing and development projects.

Drawing on a wide range of real estate experience, Sage Alfonso brings the insight and creativity needed to unlock value in every deal.

### MEMBERSHIPS

CCIM Candidate

ICSC

GACAR- Gainesville Alachua County Association of Realtors

National Association of Realtors (NAR)

#### Bosshardt Realty Services

5542 NW 43rd Street  
Gainesville, FL 32653  
352.371.6100

### FOR MORE INFORMATION:



**Sage Alfonso**

Commercial Associate

352.316.8413

sage@bosshardtrealty.com



**BOSSHARDT**  
— REALTY SERVICES —

COMMERCIAL & LAND DIVISION