

Retail Lease Opportunity

Thornebrook Village

2441 NW 43rd St, Suite 5A | Gainesville, FL 32606

3,100± SF Total

Lease Rate: \$20/SF Gross

Brian Oen
Senior Vice President
+1 352 664 2567
brian.oen@colliers.com

Ken Mears
Associate
+1 352 664 2564
ken.mears@colliers.com

1159358

Colliers
104 SW 6th Street
Gainesville, FL 32601
colliers.com/gainesville

Colliers


Property Overview

Position your business in one of Gainesville's most established retail destinations — Thornebrook Village. This 3,100± SF suite, currently home to a high performance gym, offers exceptional flexibility for retail, office, wellness or studio use.

Property Highlights

- Open layout ideal for creative buildouts
- Two separate entry points for customer and staff convenience
- Private restroom and separate shower
- HVAC system replaced (2020)
- Bathroom remodel with upgraded fixtures
- Located in the City of Gainesville (MU2 zoning), this property benefits from strong synergy with neighboring businesses, restaurants and professional services

Lease Details

- Property tax, insurance, and association dues included
- Tenant pays utilities, water and internet

Additional Information

- Parking: Open lot
- Year Built: 1984
- Utilities: GRU



Photo Gallery

Colliers

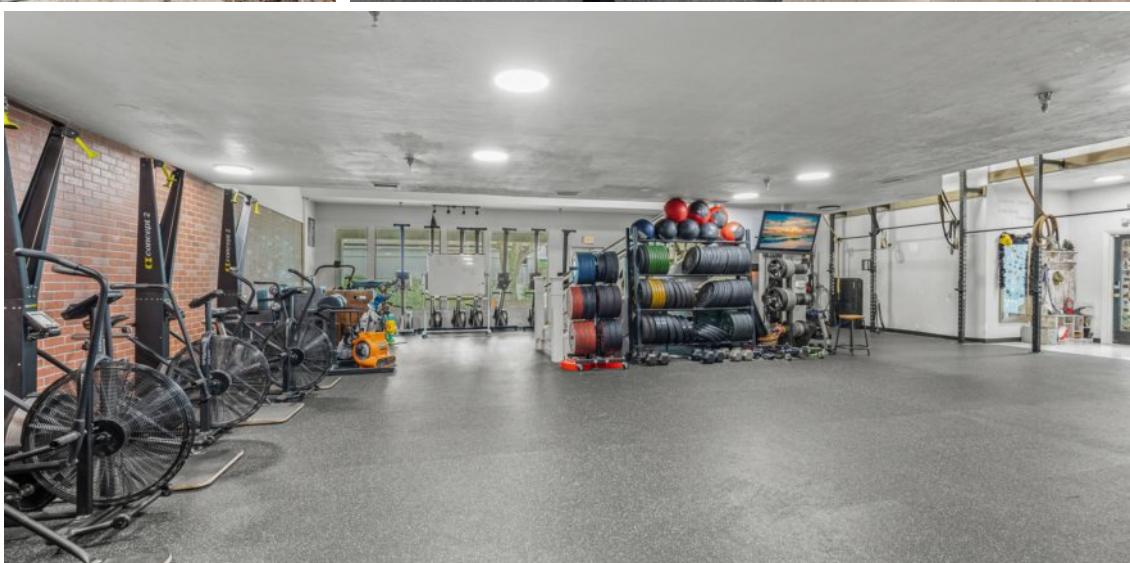
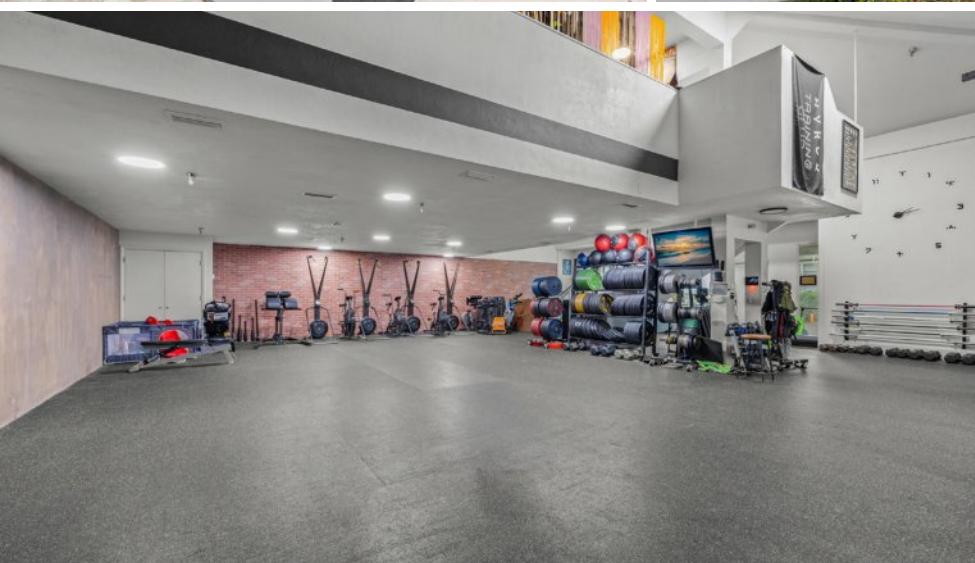
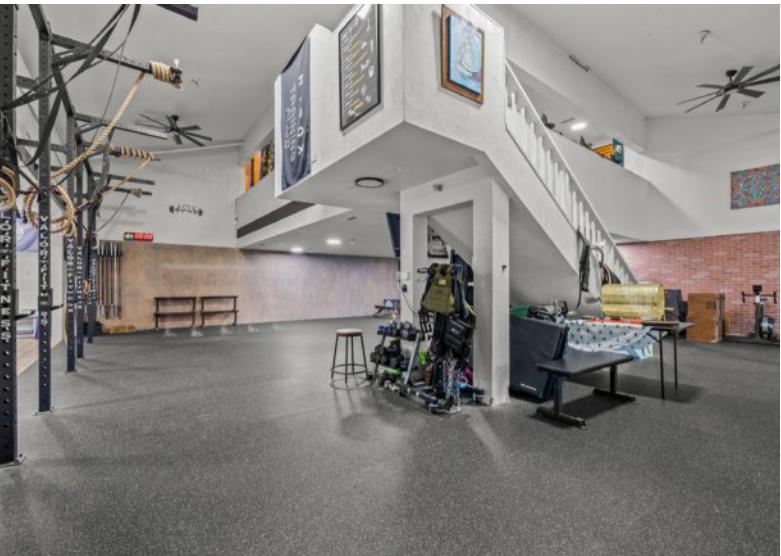
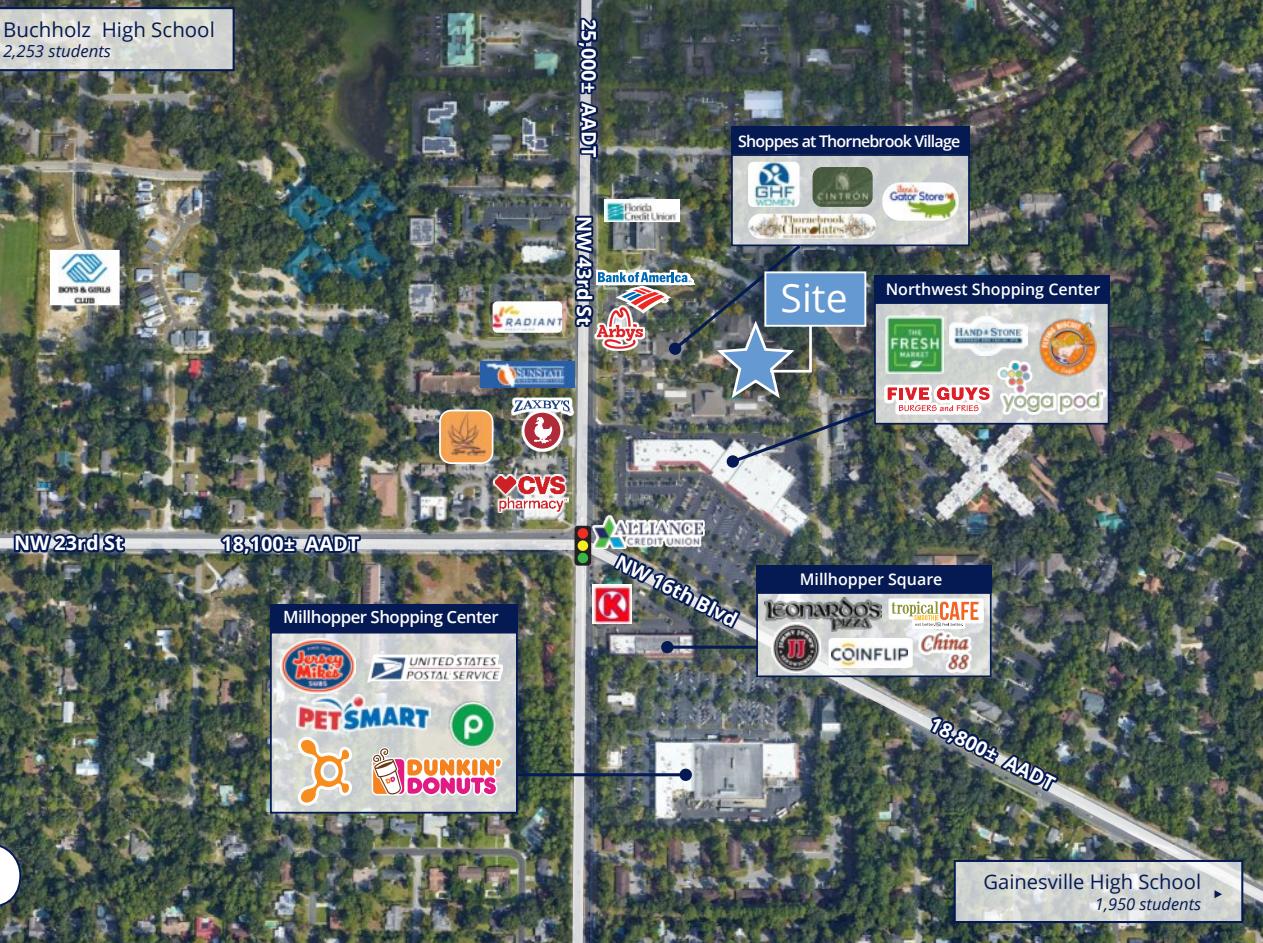


Photo Gallery

Colliers





Area Demographics

Source: ESRI Business Analyst, 2025



Population
(2025)



Average
Household
Income (2025)



| | Population (2025) | Average Household Income (2025) | Projected Population (2030) | Projected Household Income (2030) |
|----------|----------------------|---------------------------------------|-----------------------------------|---|
| 1 Mile | 7,309 | \$133,086 | 7,249 | \$146,991 |
| 5 Miles | 180,702 | \$87,846 | 183,254 | \$97,989 |
| 10 Miles | 245,911 | \$98,426 | 252,323 | \$111,111 |

Location Highlights

- One block east of the thriving NW 43rd Street office and retail corridor
- Near major retailers: Publix, Fresh Market
- Surrounded by restaurants: 43rd St Deli, The Flying Biscuit, Bagel Bakery, Five Guys, Las Margaritas, Zaxby's, Arby's, Jersey Mike's



Brian Oen
Senior Vice President
+1 352 664 2567
brian.oen@colliers.com

Ken Mears
Associate
+1 352 664 2564
ken.mears@colliers.com

Colliers
104 SW 6th Street
Gainesville, FL 32601
colliers.com/gainesville

Disclaimer: This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). ©2025 All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Florida, LLC