



## Retail Lease Opportunity Thornebrook Village

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

3,100± SF Total

**Lease Rate: \$20/SF Gross**

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# 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

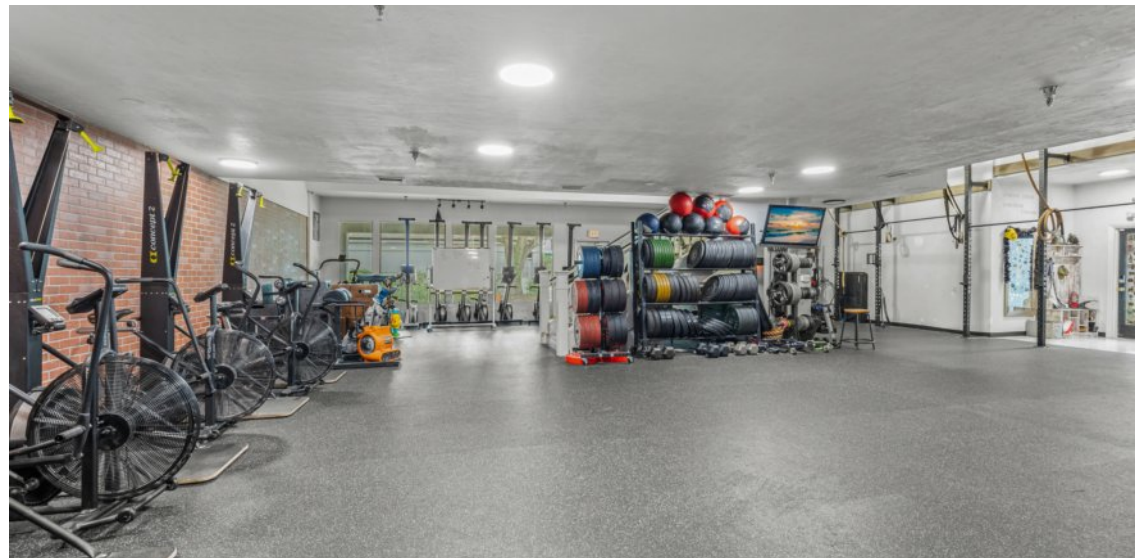
- Parking: Open lot
- Year Built: 1984
- Utilities: GRU





# Photo Gallery

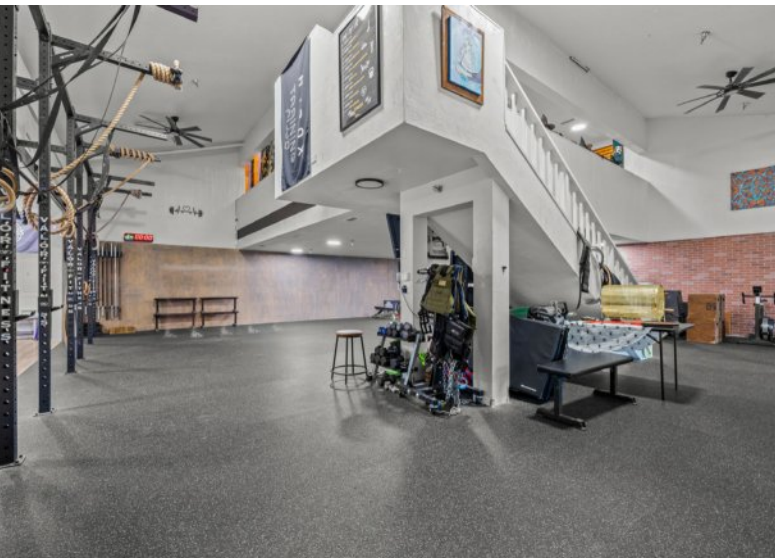
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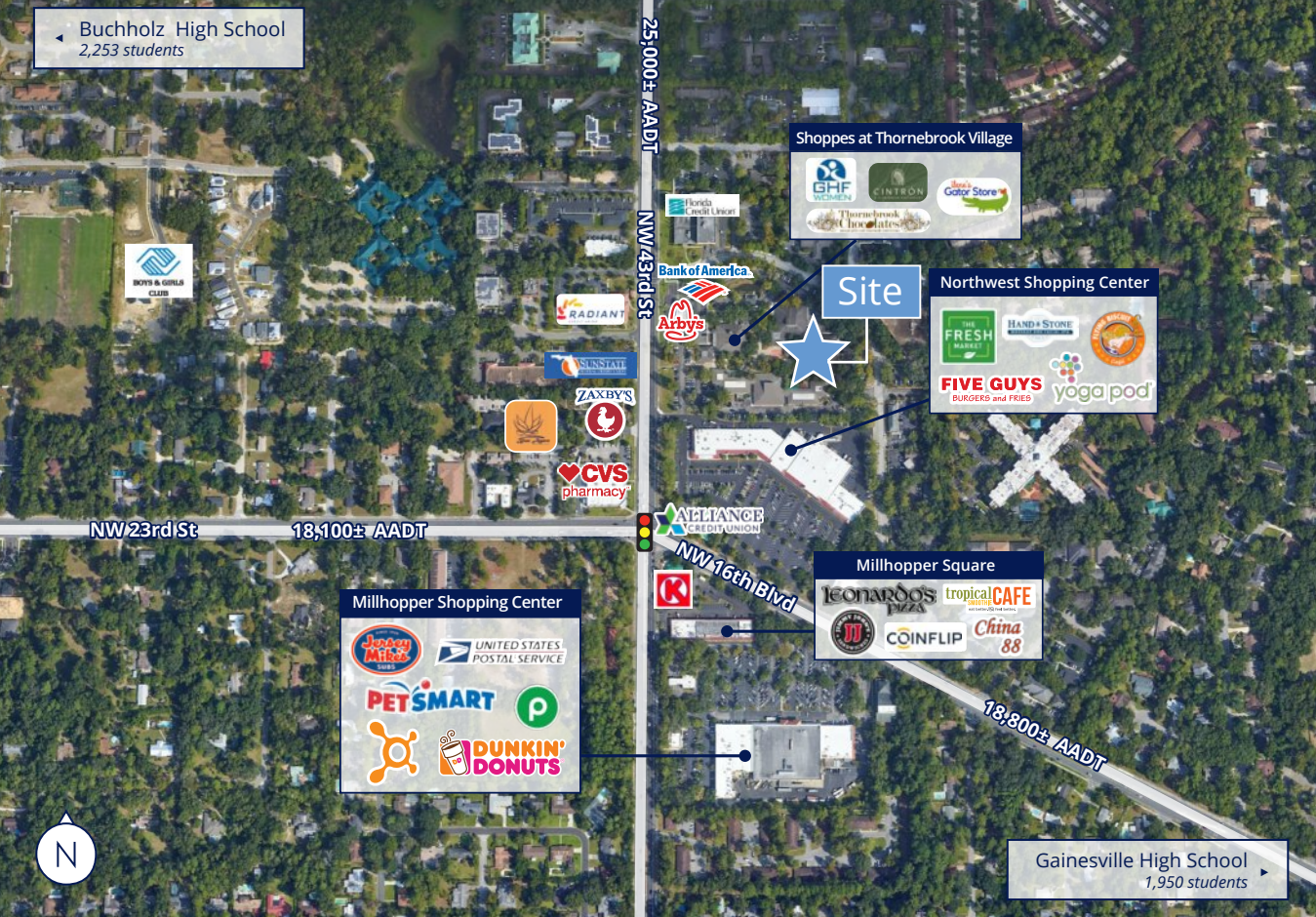
# Photo Gallery

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◀ Buchholz High School  
2,253 students



## 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

## Area Demographics

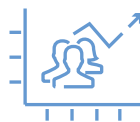
Source: ESRI Business Analyst, 2025



**Population  
(2025)**



**Average  
Household  
Income (2025)**



**Projected  
Population  
(2030)**



**Projected  
Household  
Income (2030)**

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





Site

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