

RETAIL OPPORTUNITY FOR SALE OR LEASE

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



LEASE RATE **\$20/SF GROSS**

SALE PRICE ~~\$509,900~~ **\$489,900**

3,100± SF

BRIAN OEN

Senior Vice President

☎ 352.420.9889

☎ 352.494.2100

boen@lee-associates.com

KEN MEARS

Associate

☎ 352.420.9889

☎ 321.299.6983

kmears@lee-associates.com

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

PROPERTY OVERVIEW

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

Position your business in Thornebrook Village – one of Gainesville's most established retail destinations. This 3,100± SF retail space offers a functional, open layout suitable for a wide range of configurations and tenant buildouts. The suite features two separate entry points to support efficient customer access and staff operations, along with a private restroom and separate shower. Recent improvements include a renovated interior, HVAC system replacement (2020), and a remodeled bathroom with upgraded fixtures. Zoned MU-2, the property allows for a variety of retail and commercial uses. The combination of updated systems and flexible layout provides a turnkey opportunity for users seeking adaptable space.

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
- 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

PARKING: OPEN LOT

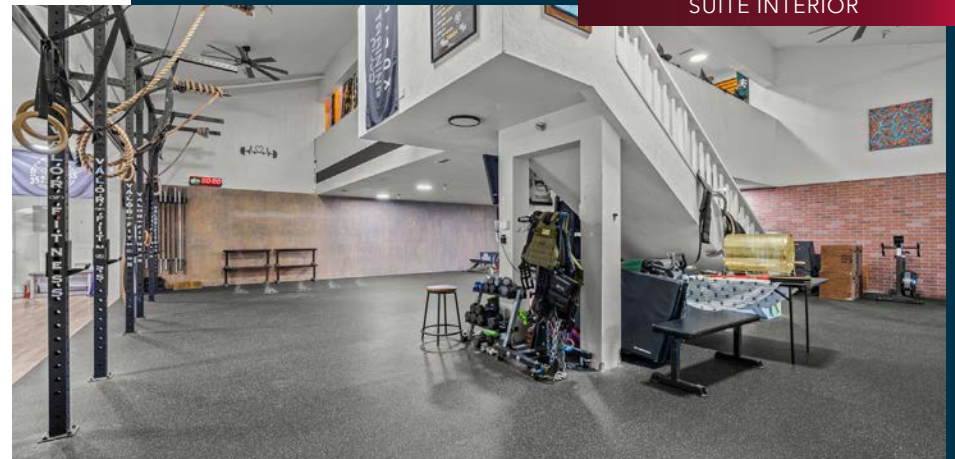
YEAR BUILT: 1984

UTILITIES: GRU

BUILDING REAR



SUITE INTERIOR



AERIAL VIEW



PHOTO GALLERY

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

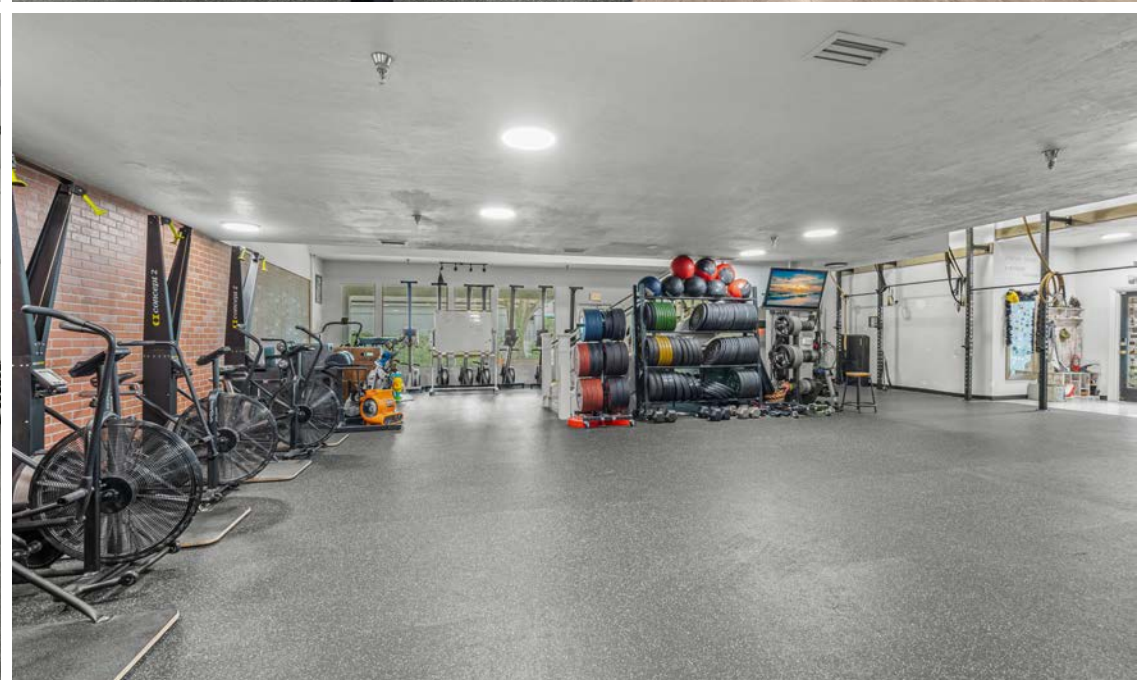
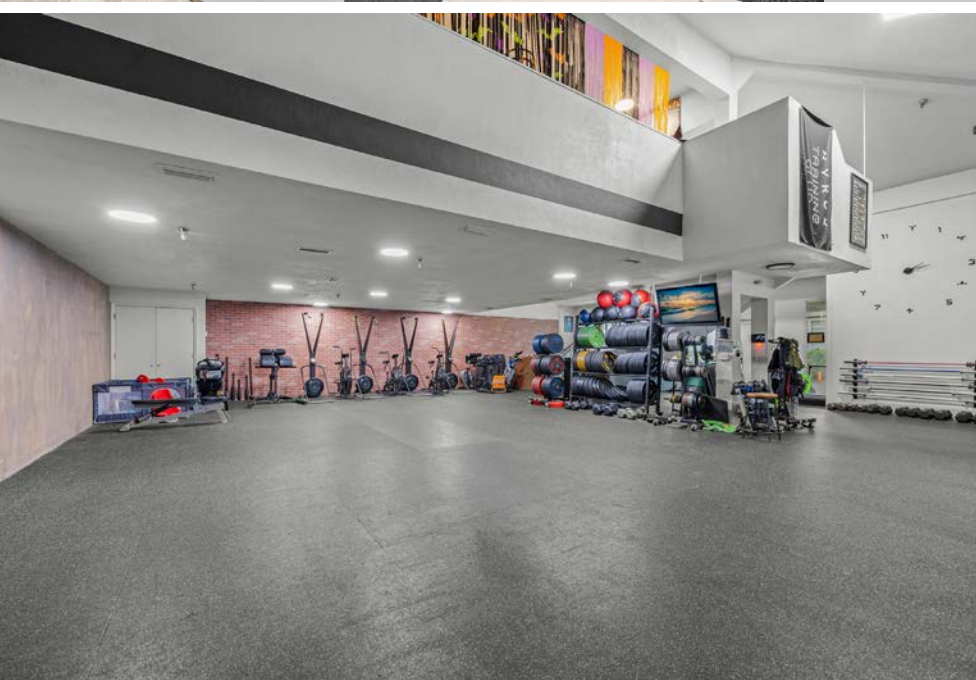


PHOTO GALLERY

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



NEARBY AMENITIES MAP

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





LOCATION HIGHLIGHTS

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

- 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)**



**Population
Projection (2030)**



**Average Household
Income (2025)**



**Projected Average
Household Income (2030)**

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

RETAIL OPPORTUNITY FOR SALE OR LEASE

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

LEASE RATE **\$20/SF GROSS**

SALE PRICE ~~\$509,900~~ **\$489,900**

3,100± SF

BRIAN OEN

Senior Vice President

📞 352.420.9889

📠 352.494.2100

boen@lee-associates.com

KEN MEARS

Associate

📞 352.420.9889

📠 321.299.6983

kmears@lee-associates.com