



**Subject Property**  
1,000± SF - 8,200± SF  
Available

Publix  
PETSMART  
Jersey Mike's  
Orangetheory FITNESS  
UNITED STATES POSTAL SERVICE

CVS  
pharmacy™

THE FRESH MARKET  
HAND & STONE MASSAGE AND FACIAL SPA  
BITING BISCUIT  
FIVE GUYS BURGERS and FRIES  
yoga pod

# Millhopper Development Mixed-Use Space Available

Lease Rate: Negotiable  
Space Available: 1,000± SF - 8,200± SF

4315 NW 23rd Avenue | Gainesville, FL 32606

**Jason Hurst**  
Senior Associate  
+1 352 256 6714  
jason.hurst@colliers.com

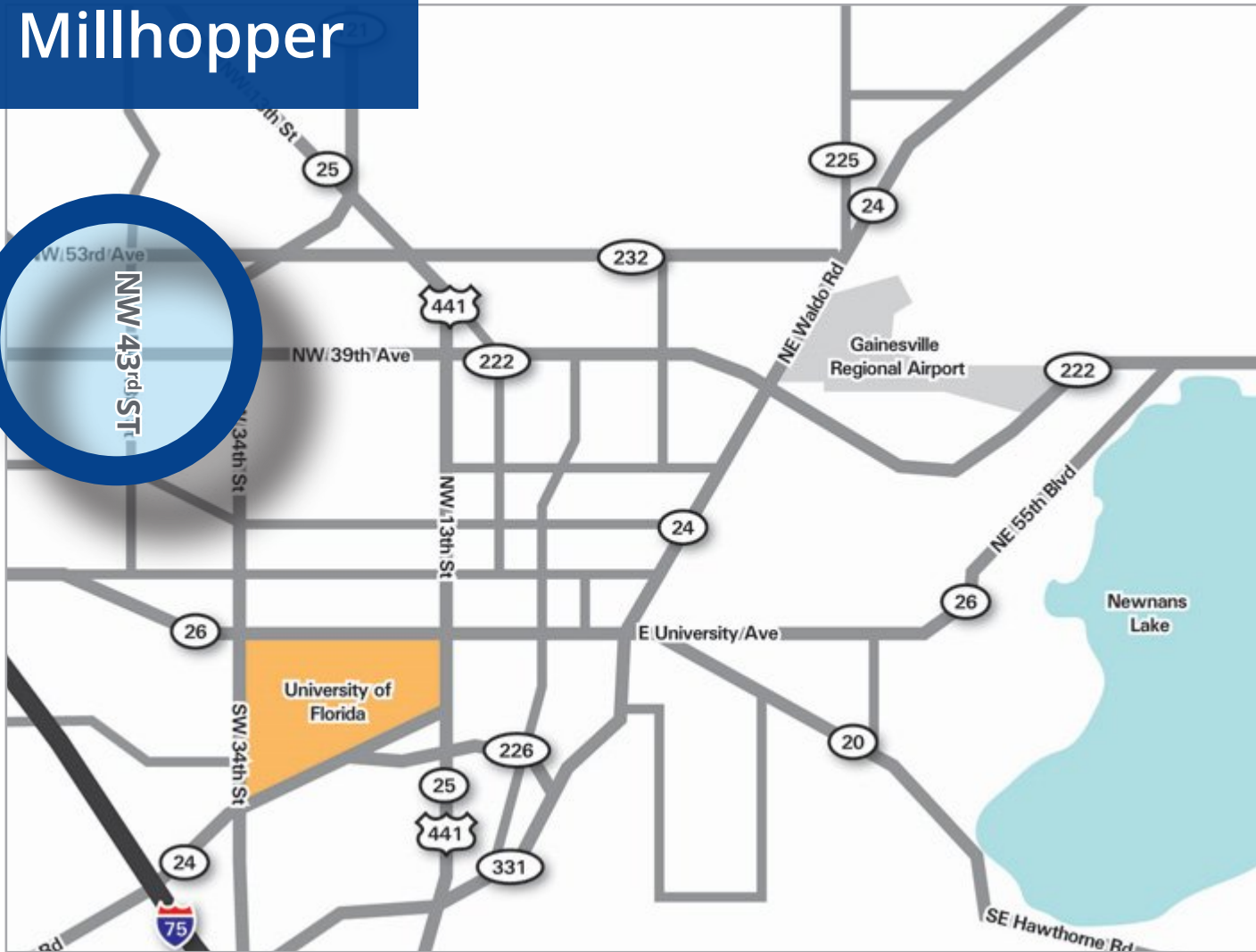
**Damaris Arroyo**  
Associate  
+1 352 664 2567  
damaris.arroyo@colliers.com

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



Market Area:

# Millhopper



If Gainesville truly had a financial district, the Millhopper area would be the heart of it. Office is the primary driver in this trade area, but retail also has an influence. Thornebrook Village contains many smaller locally owned shops, with an art festival taking place here each year. Fresh Market, Publix and CVS are the larger retailers in this area. Interesting fact: Thornebrook Village was the first commercial condominium in the state of Florida. The main intersection in this area is NW 43rd Street & NW 53rd Avenue with an average daily traffic count of 16,800.



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# The Offering



Pending

## Subject Property

1,000± SF - 8,200± SF Available



NW 43rd St (24,500 AADT)

NW 23rd Ave (19,300 AADT)

## Highlights

- Size: From 1,000± SF up to 8,200± SF of first-generation, mixed-use space.
- Cotenancy: Join Cox Media Group, Kids Street Urgent Care and The Learning Care Group.
- Access: Conveniently located at a lighted intersection with three access points.
- Daytime Population: A bustling community of 136,042 residents and workers within a five-mile radius.
- Proximity to University: Just 3.5 miles from the University of Florida, home to 55,000± students annually.
- Prime Location: Situated in Gainesville's vibrant office corridor, boasting approximately 370,000± SF of office space.
- Retail Scene: Nearby retailers include Publix, Fresh Market, PetSmart, Orange Theory Fitness, Charles Schwab, Zaxby's, Arby's, Five Guys, and more.
- Top Zip Code: The 32606 area code ranks #10 (out of 794) for the best places to live in Florida, according to Niche.com.
- Millhopper Neighborhood: Known for its affluence and dense population, Millhopper is a sought-after area in Alachua County.
- Ideal Uses: Perfect for medical practices, financial services, personal care services, veterinary clinics, and business offices.

## Area Demographics



### Population (2025)

1 Mile: 7,784  
3 Mile: 81,501  
5 Mile: 182,847



### Population Projection (2030)

1 Mile: 7,726  
3 Mile: 82,259  
5 Mile: 185,465



### Ave. Household Income (2025)

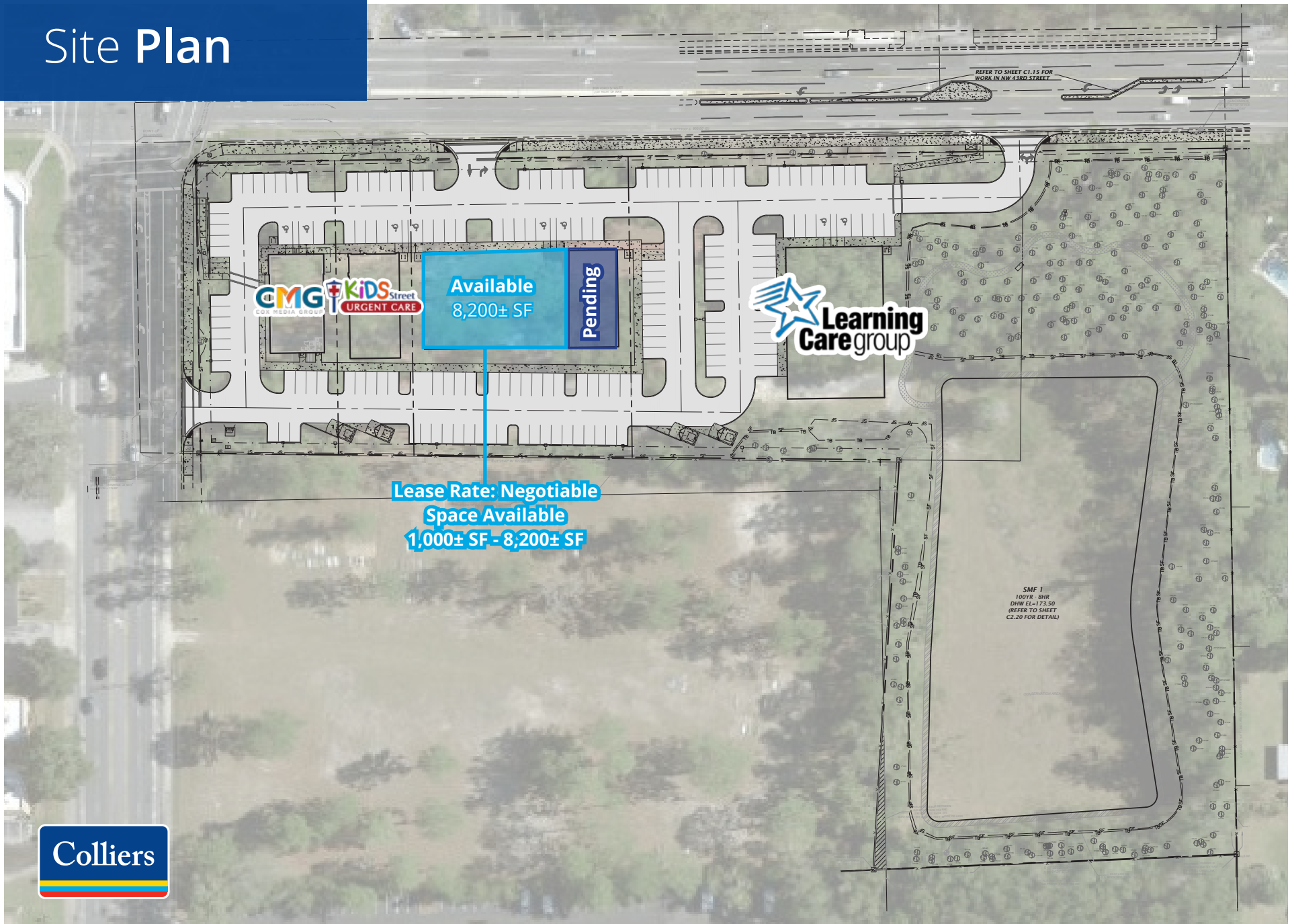
1 Mile: \$128,381  
3 Mile: \$98,034  
5 Mile: \$88,508



### Daytime Population (2025)

1 Mile: 9,647  
3 Mile: 77,289  
5 Mile: 214,874

# Site Plan



# Site Progress



# Area Retail





# About Gainesville

As a midpoint between Miami and Atlanta, and conveniently located within two hours of Jacksonville, Orlando and Tampa, the Gainesville region proudly boasts top ratings in nearly all categories. With nationally-leading colleges and universities, an innovative, startup atmosphere, diverse industry sectors and a rich quality of life, there are plenty of reasons Gainesville is consistently found near the top of national lists of best places to live. We are nationally recognized as: Top 50 Best Places to Live & Launch (*Fortune Small Business Magazine*), Top 50 Best Places for Businesses & Careers the last four years (*Forbes.com*), Top 25 of the Smartest Cities in America, according to (*Forbes.com*), and Top Tech City in Florida (*Popular Science Magazine*).

## Population Demographics

- White Non-Hispanic: 63.5%
- Black: 22.5%
- Hispanic: 11.7%
- Two or more races: 3.7%
- Other race: 2.2%
- Chinese: 1.4%
- Asian Indian: 1.1%
- American Indian: 0.7%
- Korean: 0.5%

## Gainesville Demographics

- City Population: 181,169
- Metro-Area Population: 270,000
- Males: 48.7%
- Females: 51.3%
- Median Age: 27.9 years
- Median Household Income: \$39,142
- Median Home Price: \$199,149

# Millhopper Development

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## Contact

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