

Dolphin Village

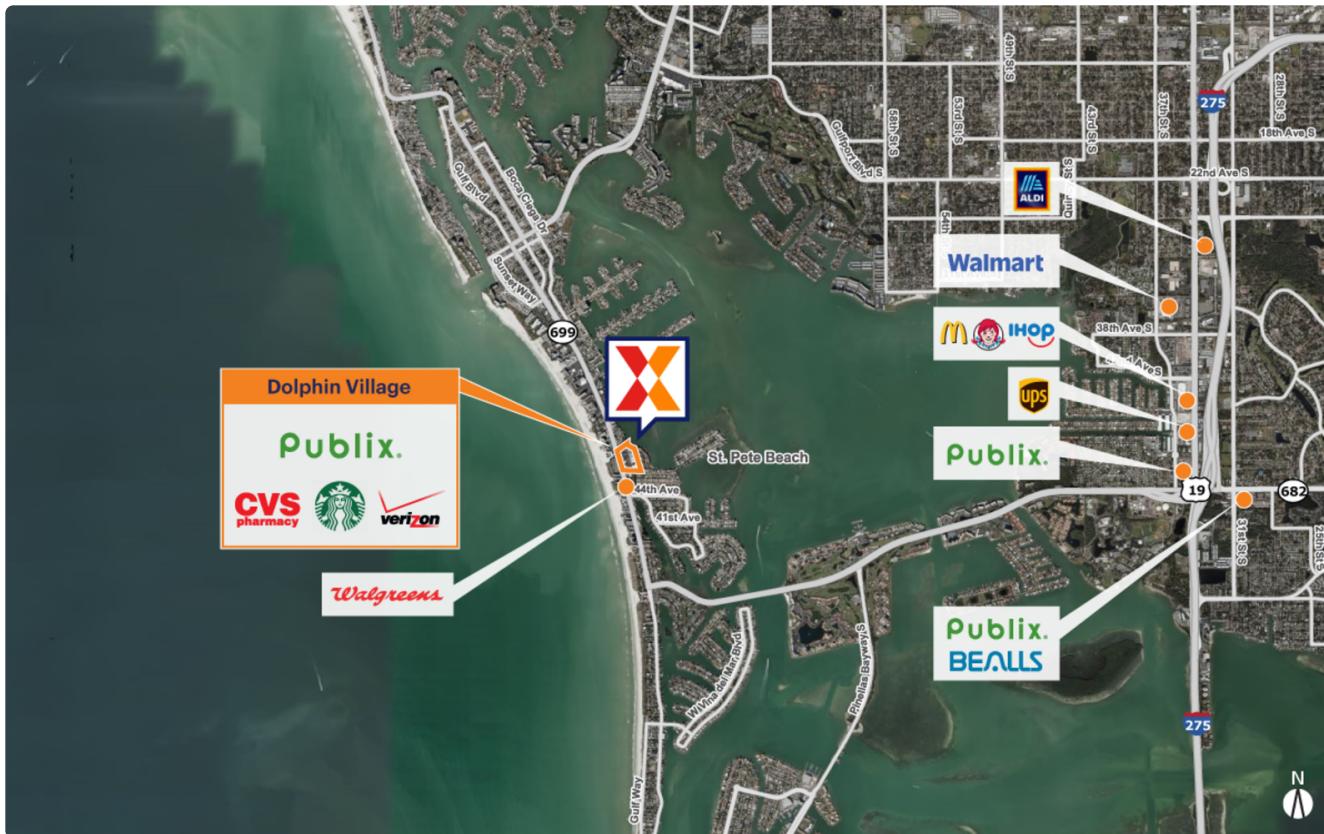
4655 Gulf Boulevard | St. Pete Beach, FL 33706

Pinellas County

Tampa-St. Petersburg-Clearwater, FL

135,796 Sq Ft

27.7223, -82.7393



Demographics	1 Mile	3 Miles	5 Miles
Population	2,881	35,313	107,827
Daytime Pop.	4,083	33,973	106,321
Households	1,524	19,242	51,664
Income	\$207,792	\$145,732	\$124,621

Source: Synergos Technologies, Inc. 2024

Publix-anchored center with strong lineup of regional and national retailers including Chick-fil-A, The UPS Store, Starbucks, and more

Uniquely located on a barrier island, the center is the sole retail destination within 2+ miles, serving nearby hotels, condominiums, and public beach area

Highly visible to 23K+ vehicles daily along Gulf Blvd (Kalibrate 2021)

Benefits from a swell in seasonal visitors, increasing the population within a 3-mile radius by an average of 48% over the course of the year



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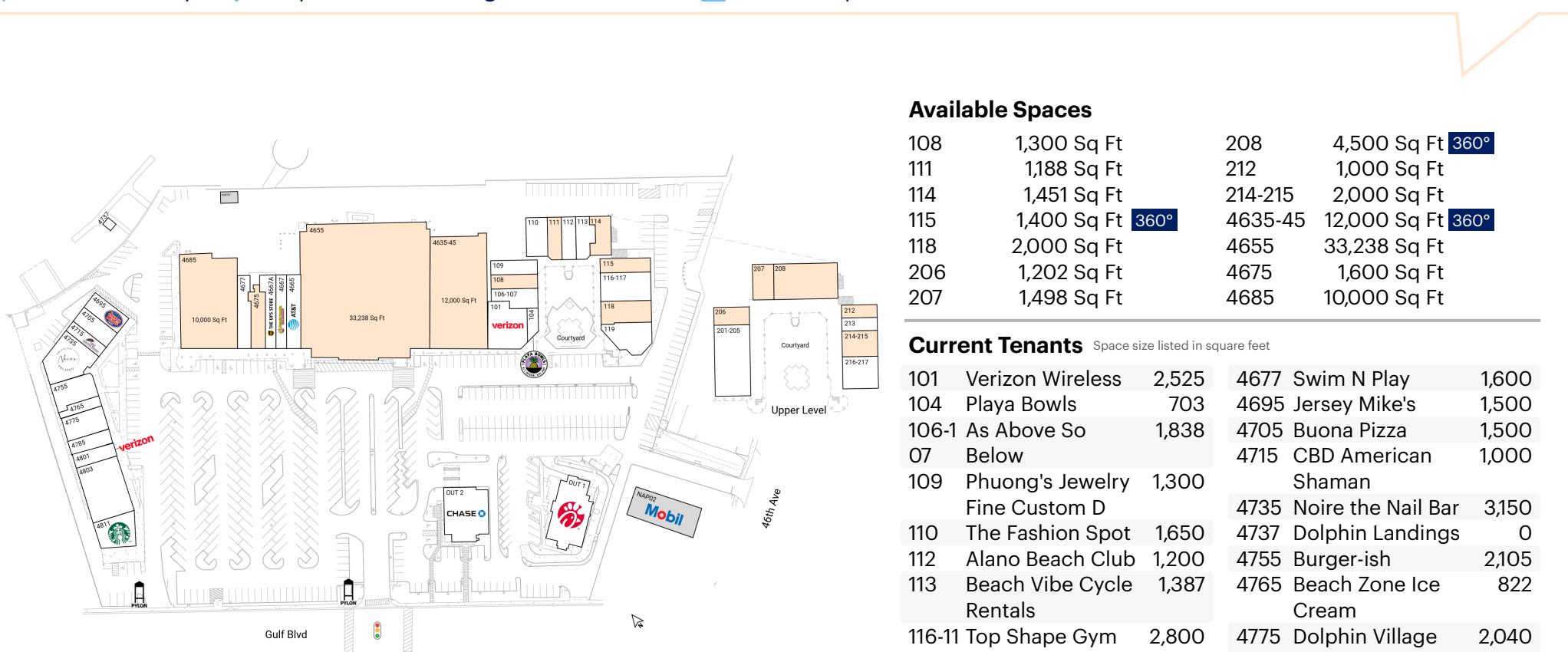
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Available Spaces

108	1,300 Sq Ft	208	4,500 Sq Ft	360°
111	1,188 Sq Ft	212	1,000 Sq Ft	
114	1,451 Sq Ft	214-215	2,000 Sq Ft	
115	1,400 Sq Ft	360°	4635-45	12,000 Sq Ft
118	2,000 Sq Ft	4655	33,238 Sq Ft	
206	1,202 Sq Ft	4675	1,600 Sq Ft	
207	1,498 Sq Ft	4685	10,000 Sq Ft	

Current Tenants

Space size listed in square feet

101	Verizon Wireless	2,525	4677	Swim N Play	1,600
104	Playa Bowls	703	4695	Jersey Mike's	1,500
106-1	As Above So	1,838	4705	Buona Pizza	1,500
07	Below		4715	CBD American Shaman	1,000
109	Phuong's Jewelry	1,300	4735	Noire the Nail Bar	3,150
	Fine Custom D		4737	Dolphin Landings	0
110	The Fashion Spot	1,650	4755	Burger-ish	2,105
112	Alano Beach Club	1,200	4765	Beach Zone Ice Cream	822
113	Beach Vibe Cycle Rentals	1,387	4775	Dolphin Village Liquors	2,040
116-11	Top Shape Gym	2,800	4785	Indian Bistro	1,200
7			4801	Verizon Wireless	1,200
119	Shattered Glass Art Studio	2,536	4803	Freaky BouTiki	4,800
201-2	Paramount	5,000	4811	Starbucks	2,319
05	Ballroom		OUT	Chick-fil-A	4,571
213	Salon Ancora	1,000	1		
216-2	Rose Electronics	2,478	OUT	Chase	4,195
17			2		
4665	AT&T	2,000	4667	Hungry Howie's Pizza & Subs	1,500
4667	The UPS Store	1,500	NAP	Dolphin Landings	0
A			01		
			NAP	Mobil	0
			02		

This site plan is for illustrative and information purposes only, showing the general layout of the shopping center; and is not a legal survey. Brixmor makes no representation or warranty that the shopping center is exactly as depicted as site conditions and tenant mix are subject to change over time.

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