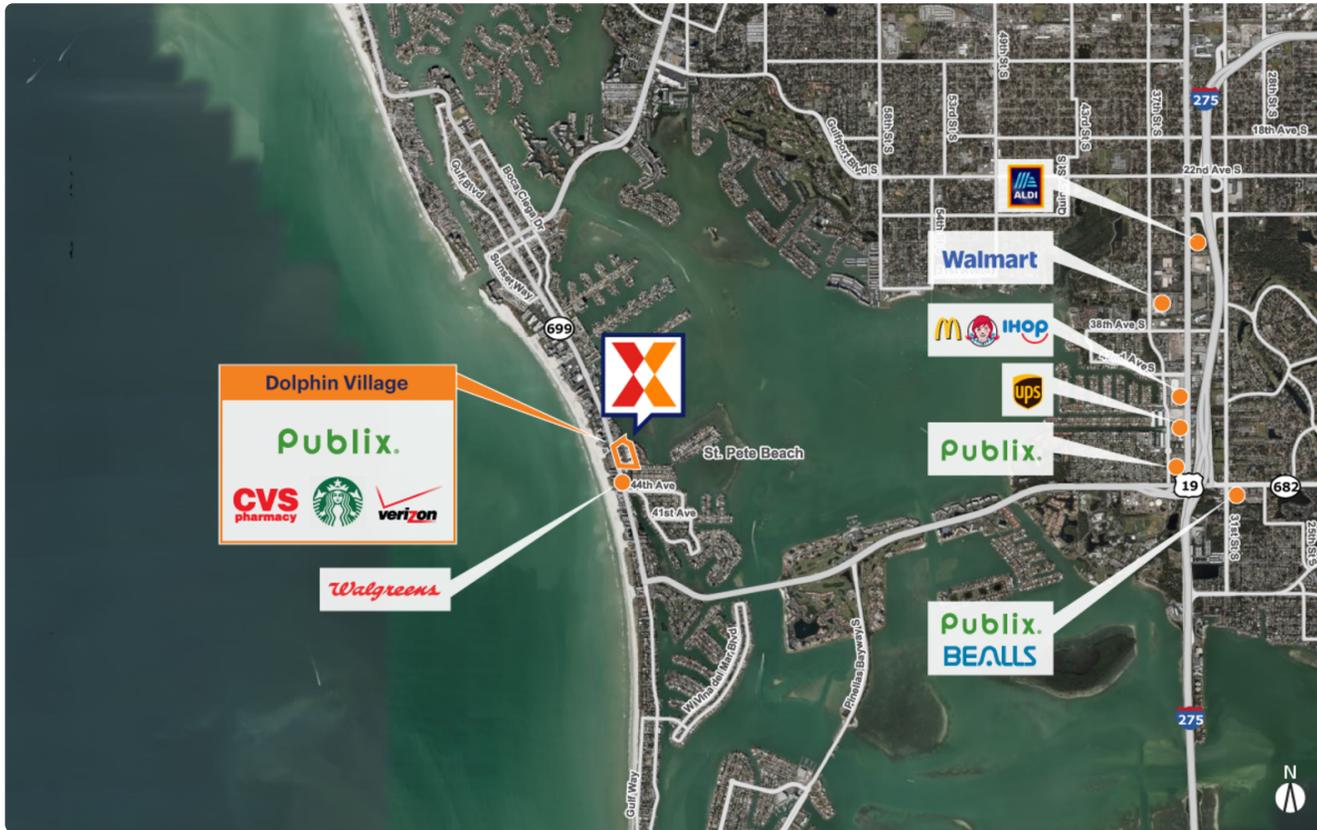


Dolphin Village

Pinellas County Tampa-St. Petersburg-Clearwater, FL 135,796 Sq Ft

4655 Gulf Boulevard | St. Pete Beach, FL 33706

277.223, -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

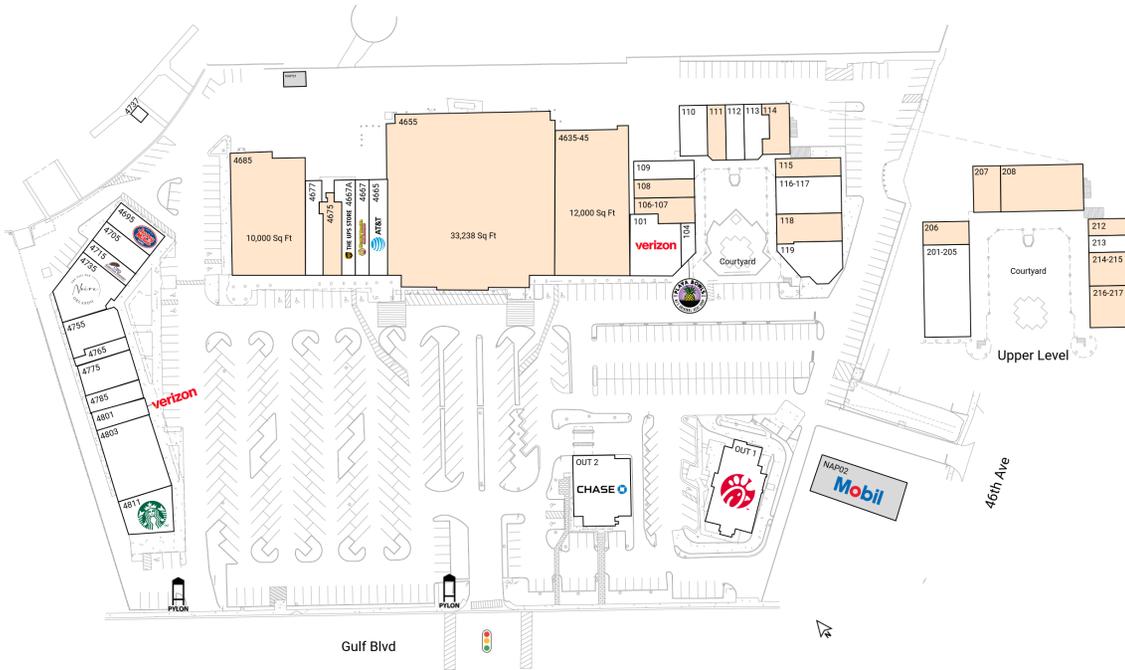


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Available Spaces

106-107	1,838 Sq Ft	208	4,500 Sq Ft	360°
108	1,300 Sq Ft	212	1,000 Sq Ft	
111	1,188 Sq Ft	214-215	2,000 Sq Ft	
114	1,451 Sq Ft	216-217	2,478 Sq Ft	
115	1,400 Sq Ft	4635-45	12,000 Sq Ft	360°
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	4705	Buona Pizza	1,500
104	Playa Bowls	703	4715	CBD American Shaman	1,000
109	Phuong's Jewelry Fine Custom D	1,300	4735	Noire the Nail Bar	3,150
110	The Fashion Spot	1,650	4737	Dolphin Landings	0
112	Alano Beach Club	1,200	4755	Burger-ish	2,105
113	Beach Vibe Cycle Rentals	1,387	4765	Beach Zone Ice Cream	822
116-117	Top Shape Gym	2,800	4775	Dolphin Village Liquors	2,040
119	Shattered Glass Art Studio	2,536	4785	Indian Bistro	1,200
201-202	Paramount	5,000	4801	Verizon Wireless	1,200
05	Ballroom		4803	Freaky BouTiki	4,800
213	Salon Ancora	1,000	4811	Starbucks	2,319
4665	AT&T	2,000	OUT	Chick-fil-A	4,571
4667	Hungry Howie's Pizza & Subs	1,500	1		
4667	The UPS Store	1,500	OUT	Chase	4,195
A			2		
4677	Swim N Play	1,600	NAP	Dolphin Landings	0
4695	Jersey Mike's	1,500	O1		
			NAP	Mobil	0
			O2		

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. 1828

