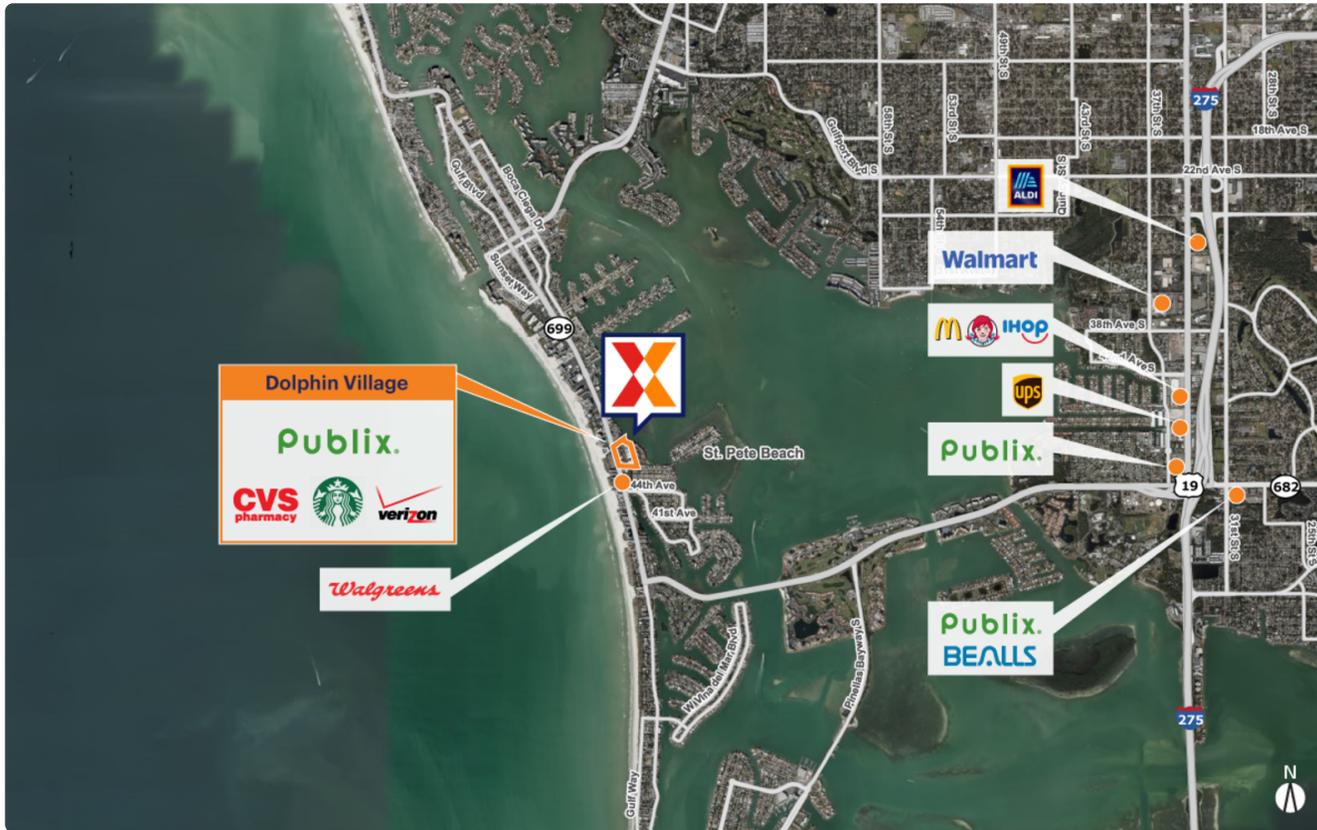


Dolphin Village

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

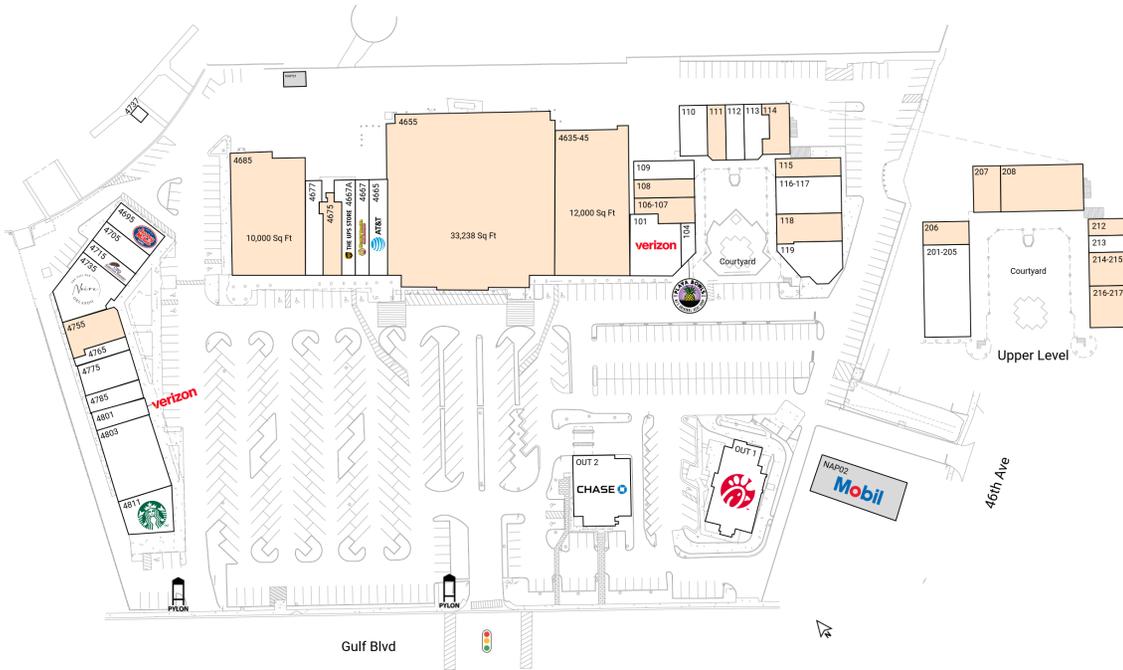


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Available Spaces

106-107	1,838 Sq Ft	212	1,000 Sq Ft
108	1,300 Sq Ft	214-215	2,000 Sq Ft
111	1,188 Sq Ft	216-217	2,478 Sq Ft
114	1,451 Sq Ft	4635-45	12,000 Sq Ft 360°
115	1,400 Sq Ft 360°	4655	33,238 Sq Ft
118	2,000 Sq Ft	4675	1,600 Sq Ft
206	1,202 Sq Ft	4685	10,000 Sq Ft
207	1,498 Sq Ft	4755	2,105 Sq Ft 360°
208	4,500 Sq Ft 360°		

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	4765	Beach Zone Ice Cream	822
113	Beach Vibe Cycle Rentals	1,387	4775	Dolphin Village Liquors	2,040
116-117	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
201-202	Paramount Ballroom	5,000	4811	Starbucks	2,319
05			OUT	Chick-fil-A	4,571
213	Salon Ancora	1,000	1		
4665	AT&T	2,000	OUT	Chase	4,195
4667	Hungry Howie's Pizza & Subs	1,500	2		
4667	The UPS Store	1,500	NAP	Dolphin Landings	0
A			01		
4677	Swim N Play	1,600	NAP	Mobil	0
4695	Jersey Mike's	1,500	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. 1828

