

# 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

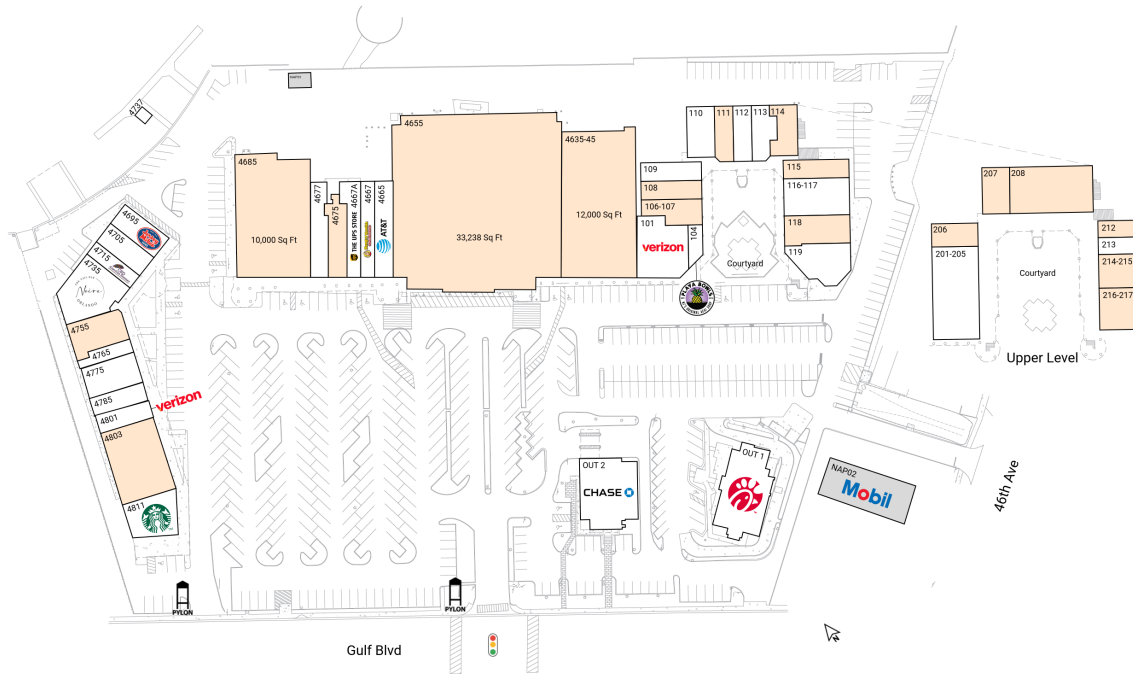


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## Available Spaces

|         |                  |         |                   |
|---------|------------------|---------|-------------------|
| 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° | 4803    | 4,800 Sq Ft 360°  |

**Current Tenants** Space size listed in square feet

|         |                             |       |      |                         |       |
|---------|-----------------------------|-------|------|-------------------------|-------|
| 101     | Verizon Wireless            | 2,525 | 4695 | Jersey Mike's           | 1,500 |
| 104     | Playa Bowls                 | 703   | 4705 | Buona Pizza             | 1,500 |
| 109     | Phuong's Jewelry            | 1,300 | 4715 | CBD American Shaman     | 1,000 |
|         | Fine Custom D               |       |      |                         |       |
| 110     | The Fashion Spot            | 1,650 | 4735 | Noire the Nail Bar      | 3,150 |
| 112     | Alano Beach Club            | 1,200 | 4737 | Dolphin Landings        | 0     |
| 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 |
| 201-205 | Paramount Ballroom          | 5,000 | 4801 | Verizon Wireless        | 1,200 |
| 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 A             | 1,500 | OUT  | Chase                   | 4,195 |
| 4677    | Swim N Play                 | 1,600 | 2    |                         |       |
|         |                             |       | NAP  | Dolphin Landings        | 0     |
|         |                             |       | 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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