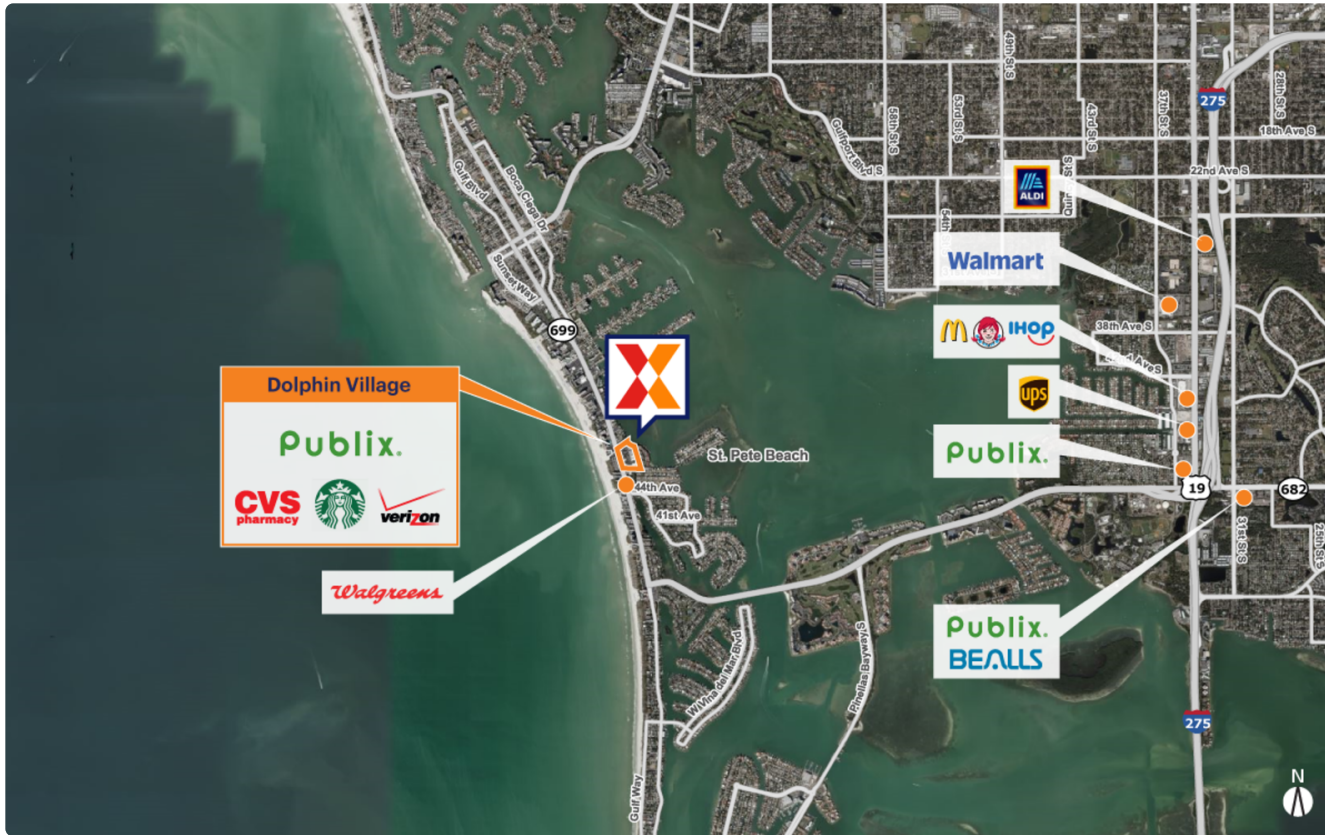


Dolphin Village

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

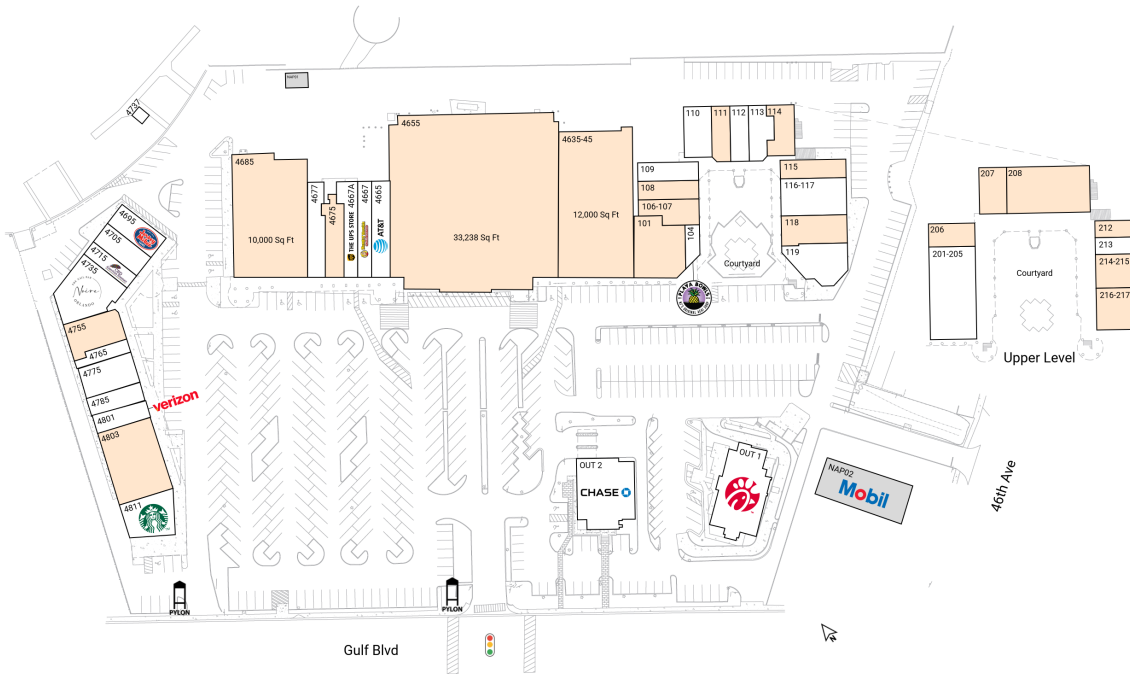


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Available Spaces

101	2,525 Sq Ft	360°	212	1,000 Sq Ft
106-107	1,838 Sq Ft		214-215	2,000 Sq Ft
108	1,300 Sq Ft		216-217	2,478 Sq Ft
111	1,188 Sq Ft		4635-45	12,000 Sq Ft 360°
114	1,451 Sq Ft		4655	33,238 Sq Ft
115	1,400 Sq Ft	360°	4675	1,600 Sq Ft
118	2,000 Sq Ft		4685	10,000 Sq Ft
206	1,202 Sq Ft		4755	2,105 Sq Ft 360°
207	1,498 Sq Ft		4803	4,800 Sq Ft 360°
208	4,500 Sq Ft	360°		

Current Tenants Space size listed in square feet

104	Playa Bowls	703	4705	Buona Pizza	1,500
109	Phuong's Jewelry	1,300	4715	CBD American Shaman	1,000
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	1,500	OUT	Chase	4,195
4677	Swim N Play	1,600	2		
4695	Jersey Mike's	1,500	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. 1828

