

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

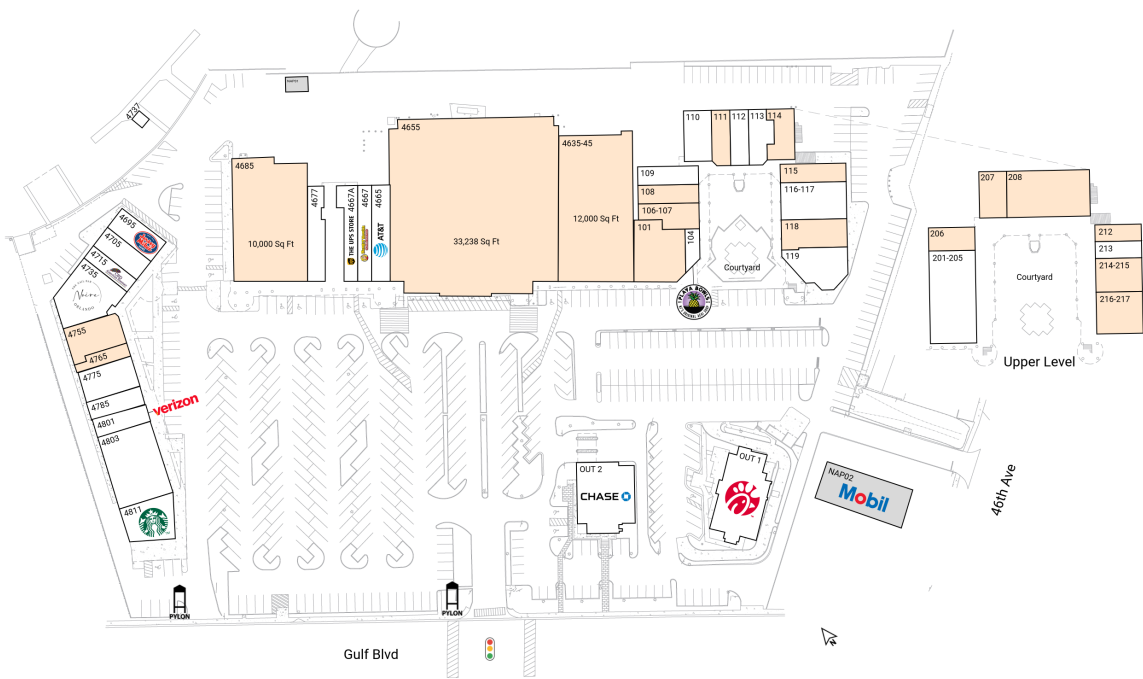


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Available Spaces

101	2,525 Sq Ft	360°	208	4,500 Sq Ft	360°
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		4685	10,000 Sq Ft	
206	1,202 Sq Ft		4755	2,105 Sq Ft	360°
207	1,498 Sq Ft		4765	822 Sq Ft	

Current Tenants

Space size listed in square feet

104	Playa Bowls	703	4695	Jersey Mike's	1,500
109	Phuong's Jewelry	1,300	4705	Buona Pizza	1,500
	Fine Custom D		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	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 Tampa	5,000	4811	Starbucks	2,319
05	Bay Ballroom		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
			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.

