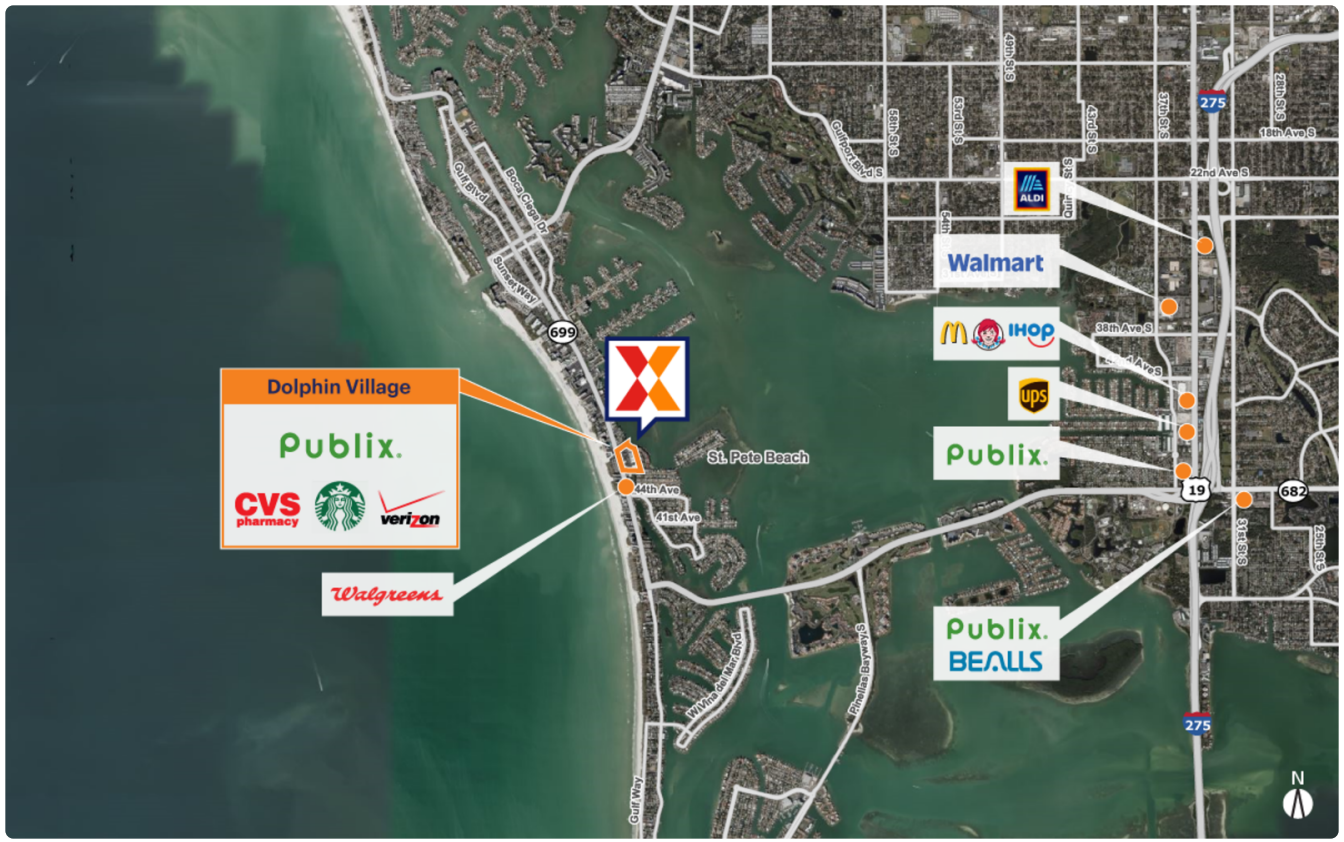
Dolphin Village

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

4655 Gulf Boulevard | St. Pete Beach, FL 33706

27.7223, -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



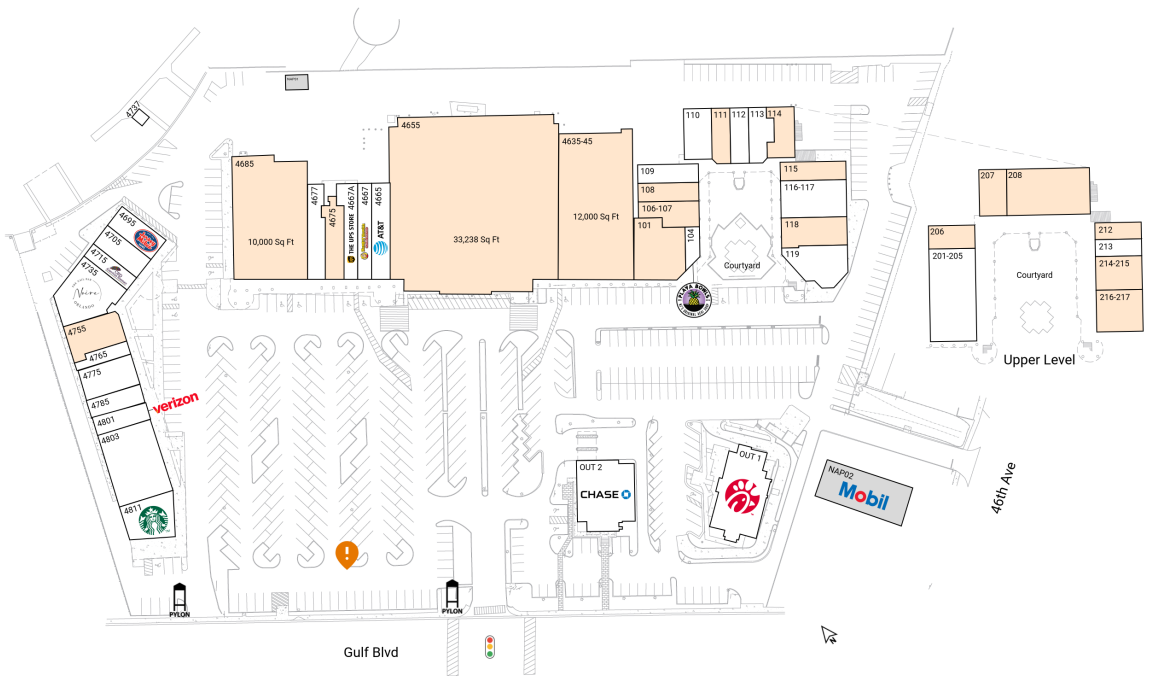
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Available Spaces

101	2,525 Sq Ft	360°
106-107	1,838 Sq Ft	
108	1,300 Sq Ft	
111	1,188 Sq Ft	
114	1,451 Sq Ft	
115	1,400 Sq Ft	360°
118	2,000 Sq Ft	
206	1,202 Sq Ft	
207	1,498 Sq Ft	
208	4,500 Sq Ft	360°
212	1,000 Sq Ft	
214-215	2,000 Sq Ft	
216-217	2,478 Sq Ft	
4635-45	12,000 Sq Ft	360°
4655	33,238 Sq Ft	
4675	0 Sq Ft	
4685	10,000 Sq Ft	
4755	2,105 Sq Ft	360°
OPO 1	0 Sq Ft	

Current Tenants

Space size listed in square feet

104	Playa Bowls	703
109	Phuong's Jewelry Fine Custom D	1,300
110	The Fashion Spot	1,650
112	Alano Beach Club	1,200
113	Beach Vibe Cycle Rentals	1,387
116-117	Top Shape Gym	2,800
119	Shattered Glass Art Studio	2,536
201-205	Paramount Tampa Bay Ballroom	5,000
213	Salon Ancora	1,000
4665	AT&T	2,000
4667	Hungry Howie's Pizza & Subs	1,500
4667A	The UPS Store	1,500
4677	Swim N Play	1,600
4695	Jersey Mike's	1,500
4705	Buona Pizza	1,500
4715	CBD American Shaman	1,000
4735	Noire the Nail Bar	3,150
4737	Dolphin Landings	0
4765	Violet's Beachside Ice Cream	822
4775	Dolphin Village Liquors	2,040
4785	Indian Bistro	1,200
4801	Verizon Wireless	1,200
4803	Freaky BouTiki	4,800
4811	Starbucks	2,319
OUT 1	Chick-fil-A	4,571
OUT 2	Chase	4,195
NAP 01	Dolphin Landings	0
NAP 02	Mobil	0

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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