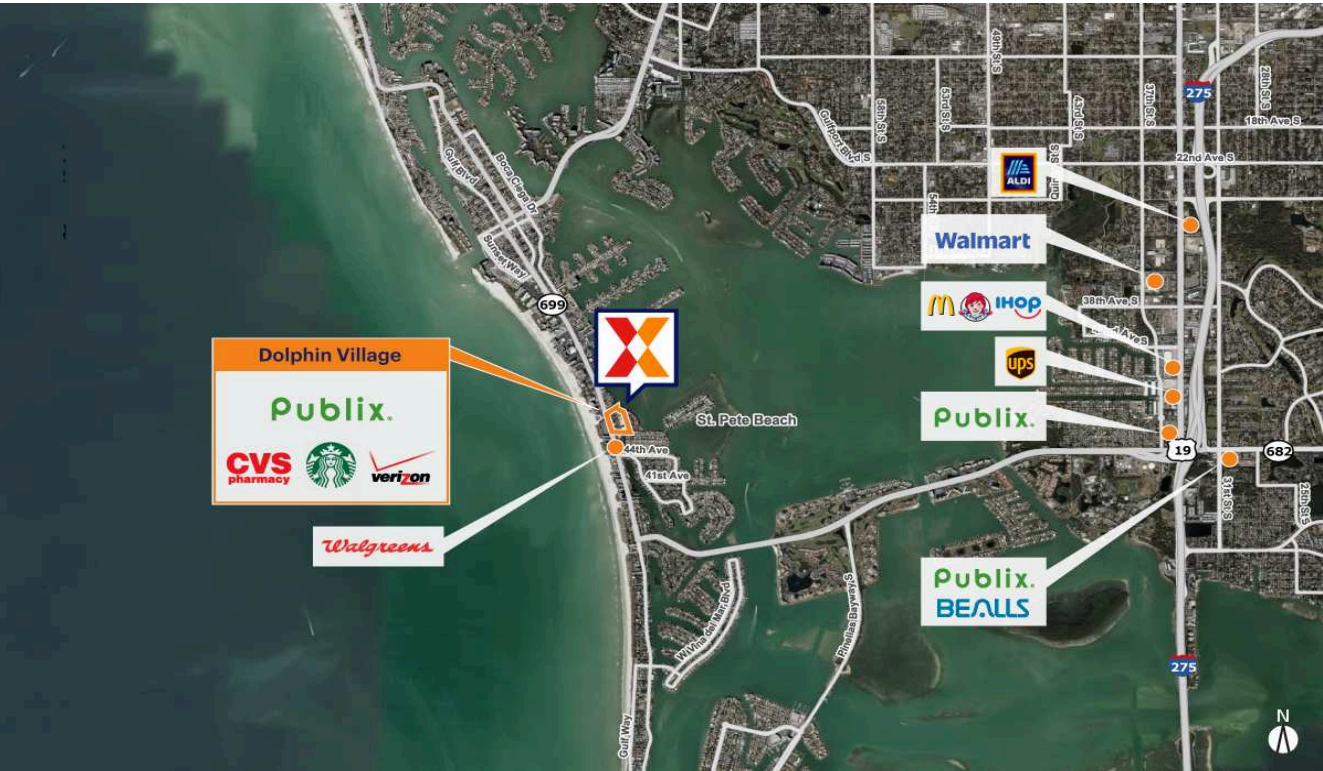


Dolphin Village

Tampa-St. Petersburg-Clearwater, FL

27.7212, -82.74
4655 Gulf Boulevard | St. Pete Beach, FL 33706



Center Size: 135,796 SF



Demographics	1 Mile	3 Mile	5 Mile
	3,001	35,240	106,924
	1,576	19,343	51,513
	\$212,478	\$131,597	\$113,014

Publix-anchored center with strong lineup of regional and national retailers including CVS/pharmacy, Chick-fil-A, The UPS Store, Starbucks, and more

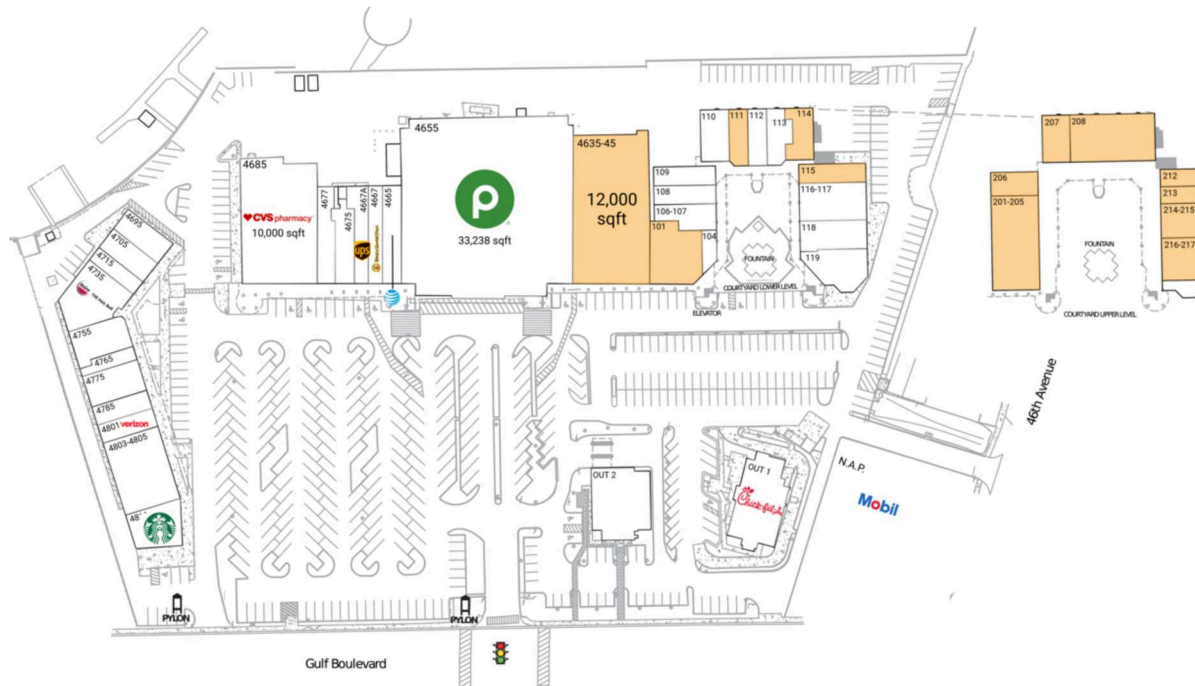
Uniquely located on a barrier island, the center is the sole retail destination within 2+ miles, serving nearby hotels, condominiums, and public beach area

Highly visible to 2K+ 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

Tampa-St. Petersburg-Clearwater, FL

4655 Gulf Boulevard | St. Pete Beach, FL 33706



Available Space

101	2,525 SF
111	1,188 SF
114	1,451 SF
115	1,400 SF
201-205	5,000 SF
206	1,202 SF
207	1,498 SF
208	4,500 SF
212	1,000 SF
213	1,000 SF
214-215	2,000 SF
216-217	2,478 SF
4635-45	12,000 SF

Current Retailers

N.A.P	Dolphin Landings	0 SF	4665	AT&T Authorized Retailer	2,000 SF
N.A.P.	Mobil	0 SF	4667	Hungry Howie's	1,500 SF
OUT 1	Chick-fil-A	4,571 SF	4667A	The UPS Store	1,500 SF
OUT 2	Chase Bank	4,195 SF	4675	Coastal Home Advisors	1,600 SF
104	Playa Bowls	703 SF		Swim N Play	1,600 SF
106-107	As Above So Below	1,838 SF	4677	CVS/pharmacy	10,000 SF
			4685	Jersey Mike's Subs	1,500 SF
108	Pura Vida Volleyball	1,300 SF	4695	Buona Pizza	1,500 SF
109	Phuong's Jewelry	1,300 SF	4705	CBD American Shaman	1,000 SF
	Fine Custom Design		4715	Noire the Nail Bar	3,150 SF
110	The Fashion Spot	1,650 SF	4735	Burger-ish	2,105 SF
112	Alano Beach Club	1,200 SF	4755	Beach Zone Ice Cream	822 SF
113	Beach Vibe Cycle Rentals	1,387 SF	4765	Dolphin Village Liquors	2,040 SF
116-117	Top Shape Fitness	2,800 SF	4775	Indian Bistro	1,200 SF
118	Tommy Locksmith	2,000 SF	4785	Verizon Wireless	1,200 SF
			4801	Freaky Boutique	4,800 SF
119	Shattered Glass Art Studio	2,536 SF	4803-4805	Starbucks	2,319 SF
4655	Publix	33,238 SF	4811		