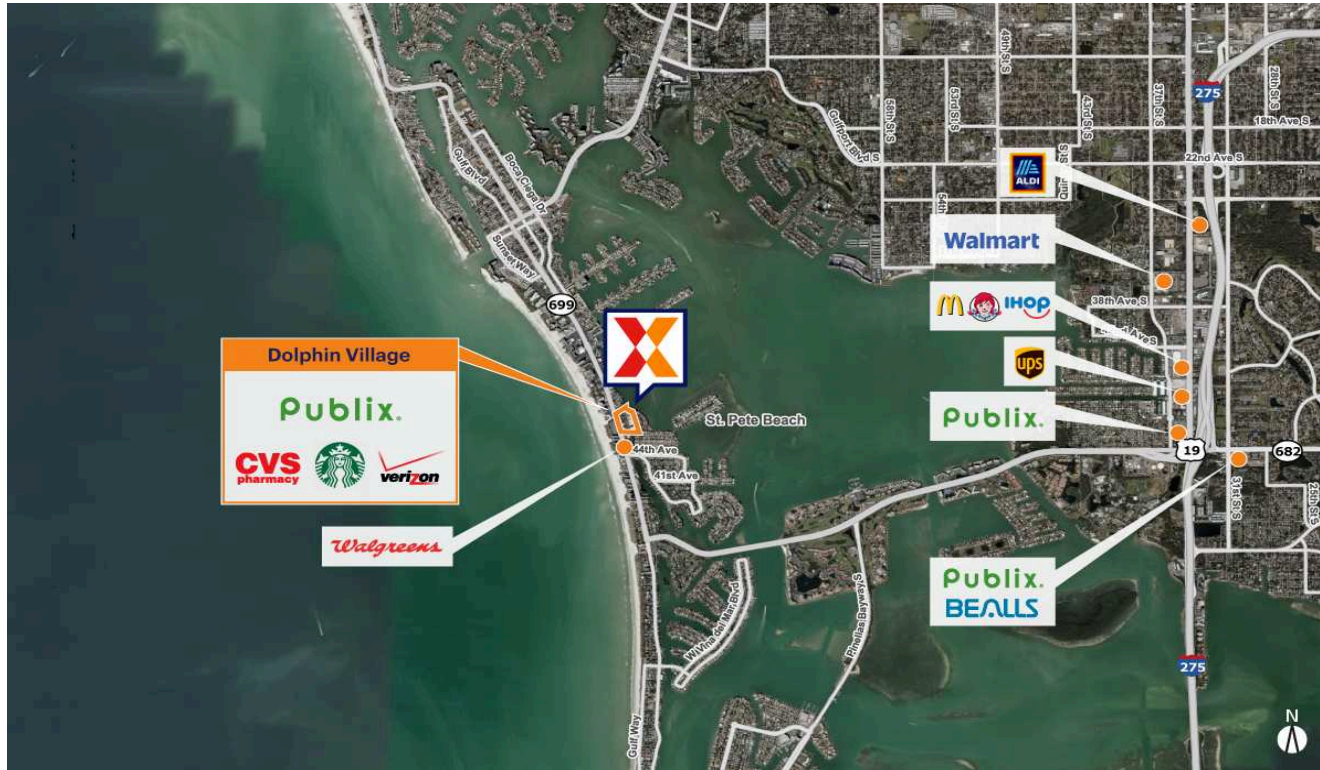


# Dolphin Village

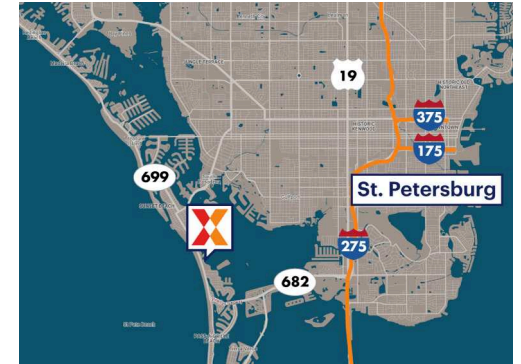
Tampa-St. Petersburg-Clearwater, FL

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)

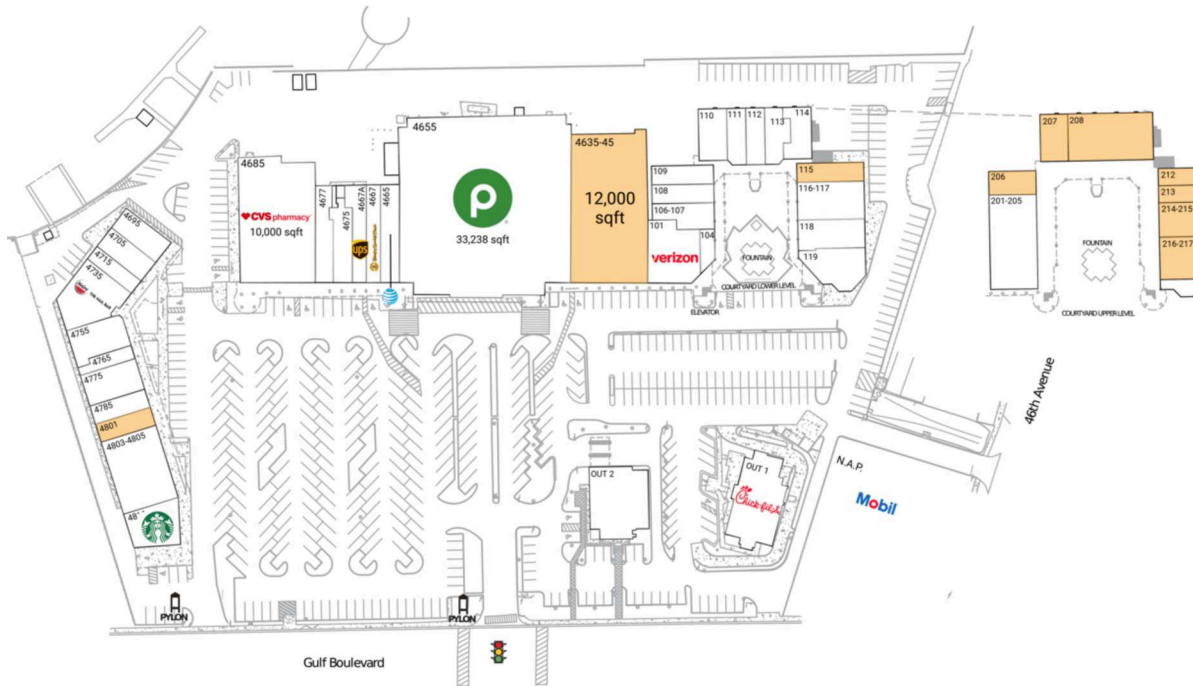
Benefits from a swell in seasonal visitors, increasing the population within a 3-mile radius by an average of 48% over the course of the year

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## Available Space

|         |           |
|---------|-----------|
| 115     | 1,400 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 |
| 4801    | 1,200 SF  |

## Current Retailers

|         |                            |          |           |                          |           |
|---------|----------------------------|----------|-----------|--------------------------|-----------|
| N.A.P.  | Dolphin Landings           | 0 SF     | 119       | Shattered Glass          | 2,536 SF  |
| N.A.P.  | Mobil                      | 0 SF     | 201-205   | Art Studio               | 5,000 SF  |
| OUT 1   | Chick-fil-A                | 4,571 SF |           | Paramount                | 5,000 SF  |
| OUT 2   | Chase Bank                 | 4,195 SF | 4655      | Ballroom                 | 33,238 SF |
| 101     | Verizon Wireless           | 2,525 SF | 4665      | Publix                   | 2,000 SF  |
| 104     | Playa Bowls                | 703 SF   |           | AT&T Authorized Retailer | 2,000 SF  |
| 106-107 | As Above So Below          | 1,838 SF | 4667      | Hungry Howie's           | 1,500 SF  |
| 108     | Pura Vida Volleyball       | 1,300 SF | 4667A     | The UPS Store            | 1,500 SF  |
| 109     | Phuong's Jewelry           | 1,300 SF | 4675      | Coastal Home Advisors    | 1,600 SF  |
|         | Fine Custom Design         |          | 4677      | Swim N Play              | 1,600 SF  |
| 110     | The Fashion Spot           | 1,650 SF | 4685      | CVS/pharmacy             | 10,000 SF |
| 111     | Hello Sweetie Sweets       | 1,188 SF | 4695      | Jersey Mike's Subs       | 1,500 SF  |
| 112     | Alano Beach Club           | 1,200 SF | 4705      | Buona Pizza              | 1,500 SF  |
| 113     | Beach Vibe                 | 1,387 SF | 4715      | CBD American Shaman      | 1,000 SF  |
|         | Cycle Rentals              |          | 4735      | Noire the Nail Bar       | 3,150 SF  |
| 114     | The DRIPBaR St. Pete Beach | 1,451 SF | 4755      | Burger-ish               | 2,105 SF  |
| 116-117 | Top Shape Fitness          | 2,800 SF | 4765      | Beach Zone Ice Cream     | 822 SF    |
| 118     | Tommy Locksmith            | 2,000 SF | 4775      | Dolphin Village Liquors  | 2,040 SF  |
|         |                            |          | 4785      | Indian Bistro            | 1,200 SF  |
|         |                            |          | 4803-4805 | Freaky Boutique          | 4,800 SF  |
|         |                            |          | 4811      | Starbucks                | 2,319 SF  |