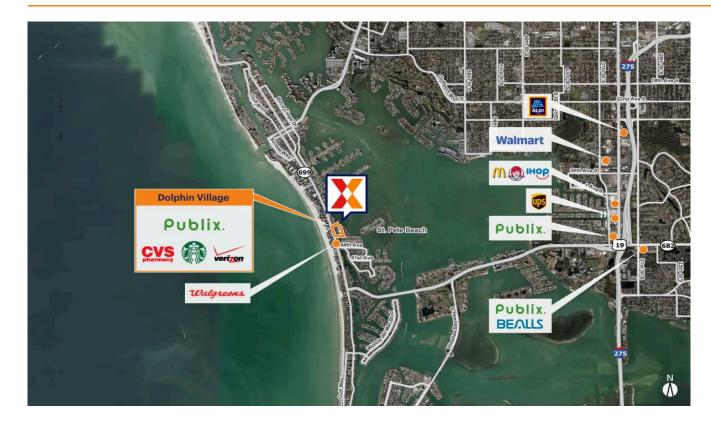
Dolphin Village

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 |
| \wedge | 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

| 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 SI |
| 4801 | 1,200 SF |
| | |

Current Retailers

| N.A.P | Dolphin Landings | 0 SF | 119 | Shattered Glass Art Studio | 2,536 SF |
|----------------|---------------------------------|----------------------|--------------|-------------------------------|----------------------|
| N.A.P. | Mobil | 0 SF | 4655 | Publix | 33,238 SF |
| OUT 1 OUT 2 | Chick-fil-A Chase Bank | 4,571 SF 4,195 SF | 4665 | AT&T Authorized Retailer | 2,000 SF |
| 101 | Verizon Wireless | 2,525 SF | 4667 | Hungry Howie's | 1,500 SF |
| 104 | Playa Bowls | 703 SF | 4667A | The UPS Store | 1,500 SF |
| 106-107 | As Above So Below | 1,838 SF | 4675 | Coastal Home Advisors | 1,600 SF |
| 108 | Pura Vida | 1,300 SF | 4677 | Swim N Play | 1,600 SF |
| | Volleyball | | 4685 | CVS/pharmacy | 10,000 SF |
| 109 | Phuong's Jewelry Fine Custom | 1,300 SF | 4695 | Jersey Mike's Subs | 1,500 SF |
| | Design | | 4705 | Buona Pizza | 1,500 SF |
| 110 | The Fashion Spot | 1,650 SF | 4715 | CBD American Shaman | 1,000 SF |
| 111 | Hello Sweetie Sweets | 1,188 SF | 4735 | Noire the Nail Bar | 3,150 SF |
| 112 | Alano Beach Club | 1,200 SF | 4755 4765 | Burger-ish Beach Zone Ice | 2,105 SF 822 SF |
| 113 | Beach Vibe | 1,387 SF | 4705 | Cream | 022 SF |
| 113 | Cycle Rentals | 1,30/ 3 | 4775 | Dolphin Village | 2.040 SF |
| 116-117 | Top Shape | 2,800 SF | 7//3 | Liquors | 2,040 31 |
| | Fitness | 2,000 01 | 4785 | Indian Bistro | 1.200 SF |
| 118 | Tommy Locksmith | 2,000 SF | | Freaky Boutique Starbucks | 4,800 SF 2,319 SF |
| | | | | | |

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