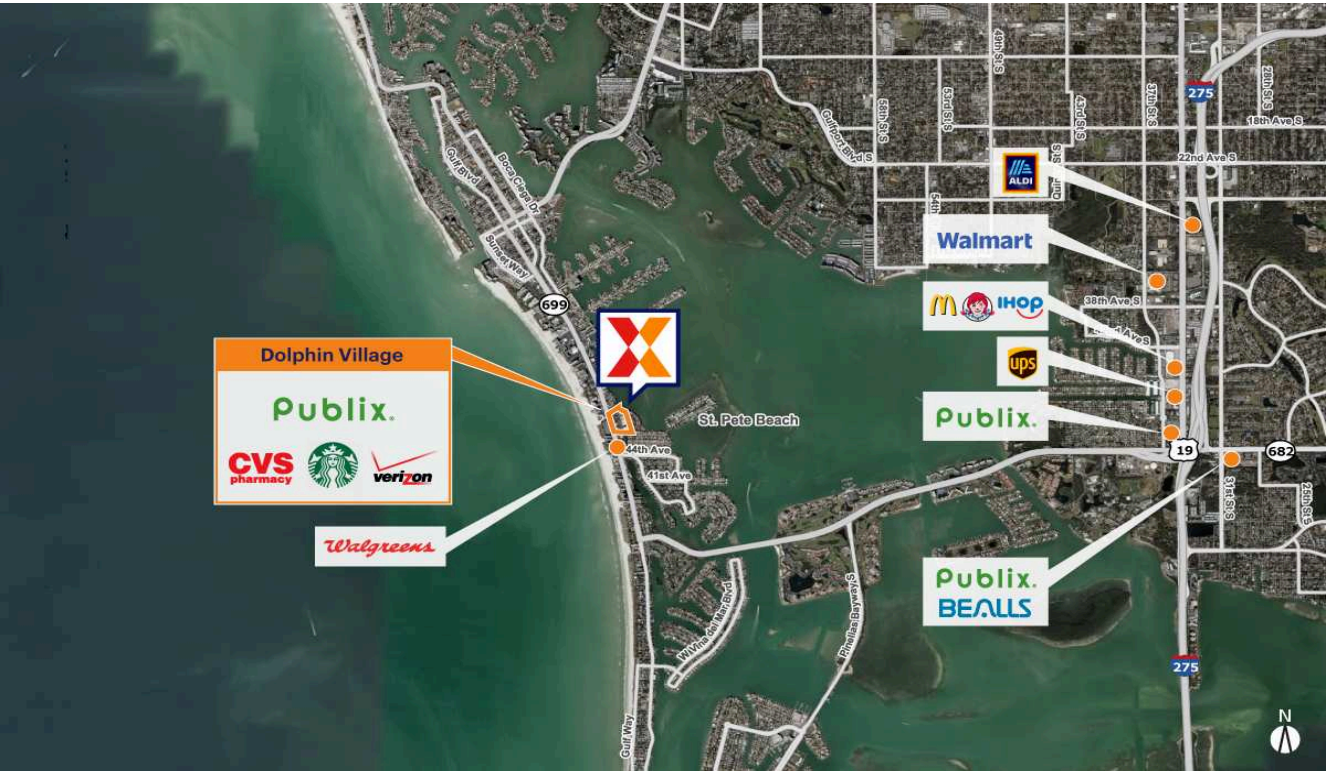


Dolphin Village

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)

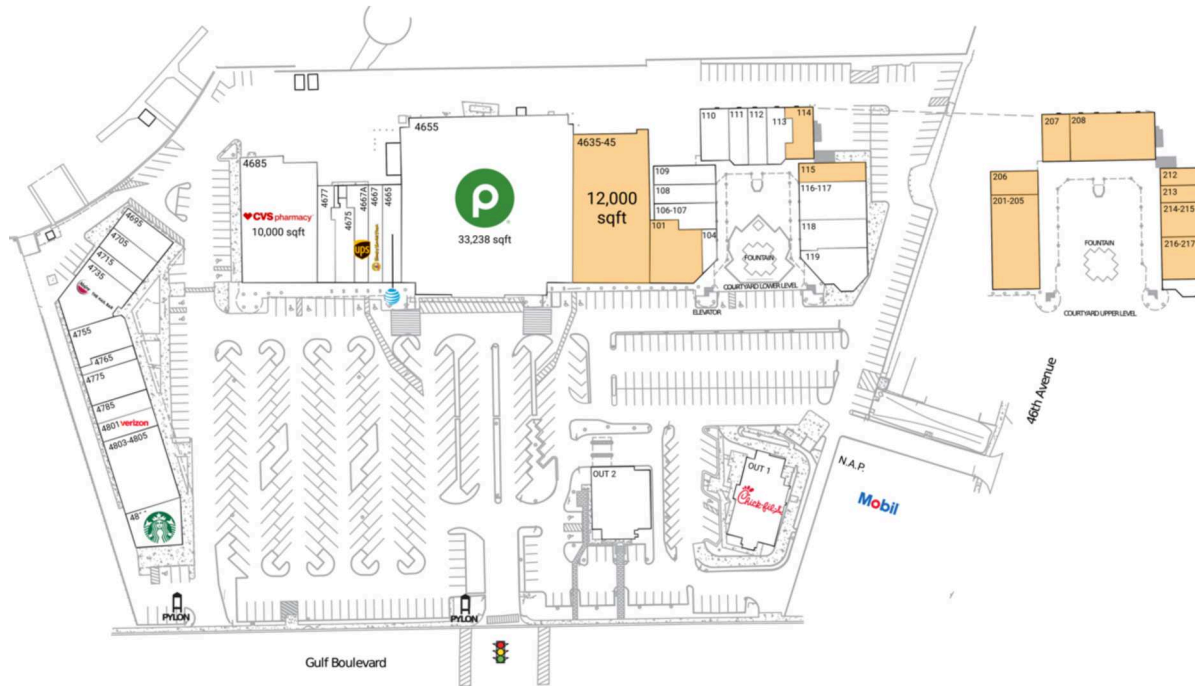
Benefits from a swell in seasonal visitors, increasing the population within a 3-mile radius by an average of 48% over the course of the year

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Available Space

101	2,525 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	4655	Art Studio	
N.A.P	Mobil	0 SF	4665	Publix	33,238 SF
OUT 1	Chick-fil-A	4,571 SF		AT&T Authorized	2,000 SF
OUT 2	Chase Bank	4,195 SF	4667	Retailer	
104	Playa Bowls	703 SF	4667A	Hungry Howie's	1,500 SF
106-107	As Above So Below	1,838 SF	4675	The UPS Store	1,500 SF
				Coastal Home	1,600 SF
108	Pura Vida Volleyball	1,300 SF	4677	Advisors	
			4685	Swim N Play	1,600 SF
109	Phuong's Jewelry	1,300 SF	4695	CVS/pharmacy	10,000 SF
	Fine Custom Design			Jersey Mike's	1,500 SF
			4705	Subs	
110	The Fashion Spot	1,650 SF	4715	Buona Pizza	1,500 SF
				CBD American	1,000 SF
111	Hello Sweetie Sweets	1,188 SF	4735	Shaman	
				Noire the Nail Bar	3,150 SF
112	Alano Beach Club	1,200 SF	4755	Burger-ish	2,105 SF
			4765	Beach Zone Ice Cream	822 SF
113	Beach Vibe Cycle Rentals	1,387 SF			
			4775	Dolphin Village Liquors	2,040 SF
116-117	Top Shape Fitness	2,800 SF			
			4785	Indian Bistro	1,200 SF
118	Tommy Locksmith	2,000 SF	4801	Verizon Wireless	1,200 SF
			4803-4805	Freaky Boutique	4,800 SF
119	Shattered Glass	2,536 SF	4811	Starbucks	2,319 SF

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