

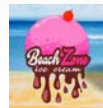


DOLPHIN VILLAGE

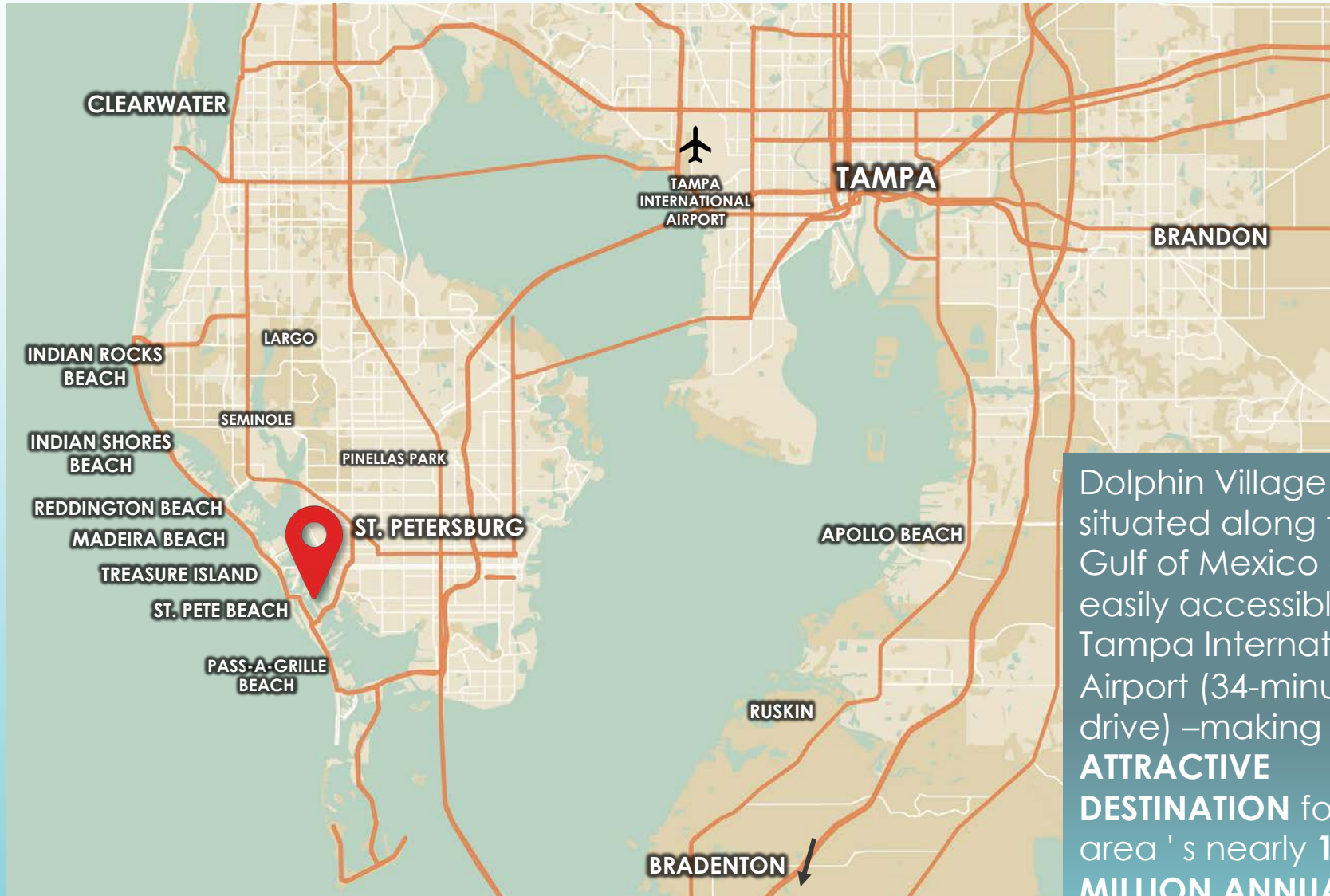
4655 Gulf Boulevard | St. Pete Beach, FL 33706

PREMIER RETAIL SPACE IN THE HEART OF ST. PETE BEACH

FEATURING INLINE RETAIL SPACES
AND OUTDOOR ENTERTAINMENT AREA



LOCATION, LOCATION, LOCATION



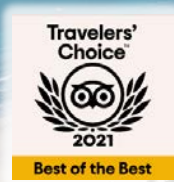
Dolphin Village is situated along the Gulf of Mexico and is easily accessible from Tampa International Airport (34-minute drive) –making this an **ATTRACTIVE DESTINATION** for the area 's nearly **15.4 MILLION ANNUAL VISITORS**.

SEASIDE LOCATION

GULF OF MEXICO

TREASURE ISLAND

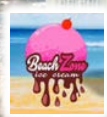
SOUTH PASADENA



PUBLIC BEACH
ACCESS/PARKING

GULF BLVD 19,250 AADT

BOCA CIEGA BAY



Dolphin Village is in St. Pete Beach, a Pinellas County destination with award-winning beaches. This bustling shopping center sits on heavily trafficked Gulf Boulevard and is directly across from public beach parking, making it the obvious choice for beach-goers when wanting to grab food, drinks, or run a quick errand.

ABOUT ST. PETE BEACH

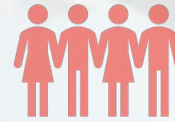


St. Pete Beach Quick Facts:

- 316 Average Days of **Sunshine**
- **5 Million** Annual Overnight Visitors
- 3,000+ Vacation Accommodations
- **Voted #1 Beach in USA/ #5** in the World in 2021 by TripAdvisor
- 39 Acres of Public Beaches
- Population Nearly Doubles During Winter Months

DEMOGRAPHICS

POPULATION



1 MI- 2,983
3 MI- 38,735
5 MI- 112,153
10 MIN DRIVE- 30,423

AVG HH INCOME



1 MI- \$165,236
3 MI- \$120,441
5 MI- \$109,540
10 MIN DRIVE- \$118,890

DAYTIME POPULATION



1 MI- 3,441
3 MI- 14,376
5 MI- 41,813
10 MIN DRIVE- 16,064

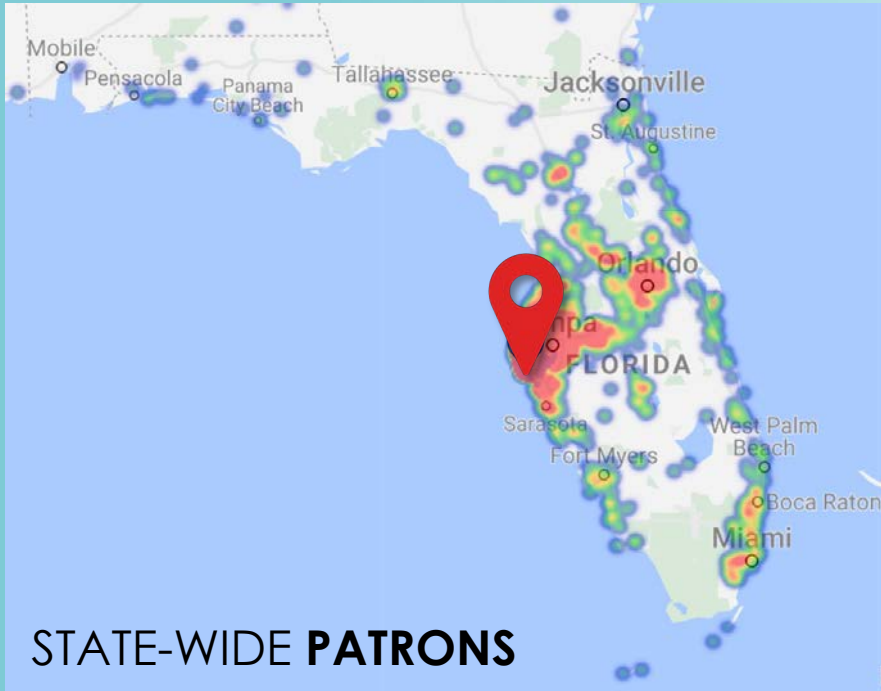
MEDIAN AGE



1 MI- 57.3
3 MI- 58.9
5 MI- 49.4
10 MIN DRIVE- 59.6

HISTORIC DON CESAR
1 MILE FROM SITE

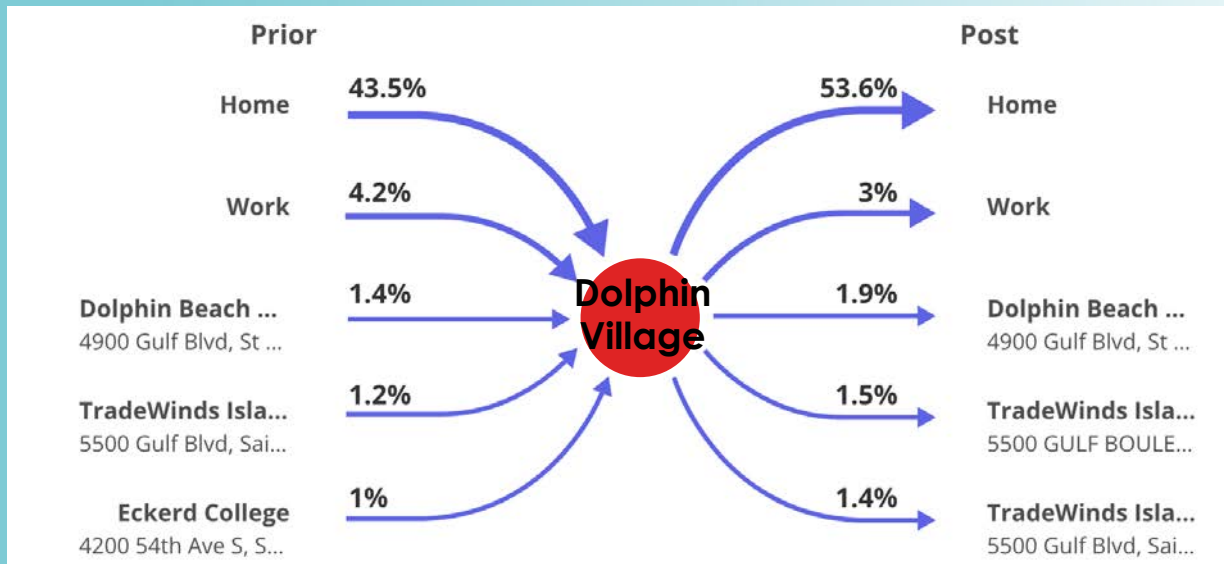
CUSTOMER TRENDS



STATE-WIDE PATRONS

BASED ON MOBILE DATA PROVIDED BY PLACER.AI, WE UNDERSTAND WHO IS COMING TO DOLPHIN VILLAGE, DETAILED INFORMATION ABOUT THE CUSTOMER'S VISIT AND THEIR TRAVEL PATTERNS.

- Estimated # of Visits in 3- month period- **323.4K**
- Estimated # of Customers in 3-month period- **162.4K**
- Average length-of-stay- **42 MINUTES**



CUSTOMER JOURNEY



SITE SPECIFICATIONS

- **879- 6,000 SF AVAILABLE**
- GLA: 136,224 SF
- ONLY GROCERY-ANCHORED CENTER ON ST. PETE BEACH- ANCHORED BY PUBLIX, DOLLAR TREE AND CVS
- HIGH HOUSEHOLD INCOME- \$165,236 (1 MILE)
- RENOVATIONS RECENTLY COMPLETED- UPDATED COURTYARD, NEW EXTERIOR PAINT, AWNINGS AND MORE
- DESIGNATED PARKING LOT/ PUBLIC PARKING ACROSS GULF BLVD.
- PYLON SIGNAGE AND EXCELLENT VISIBILITY FROM GULF BLVD.

SITE PLAN



CURRENT RETAILERS

4811	STARBUCKS COFFEE	2,747 SF
4803	AVAILABLE	1,200
4805A-B7	AVAILABLE	4,800 SF
4785	INDIAN BISTRO	1,200 SF
4775	DOLPHIN VILLAGE LIQUORS	2,040 SF
4765	BEACHZONE ICE CREAM	822 SF
4755	BURGER-ISH	2,105 SF
4735	NOIRE THE NAIL BAR	3,150 SF
4715	CBD AMERICAN SHAMAN	1,000 SF
4705	BUONA PIZZA	1,500 SF

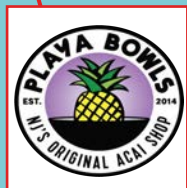
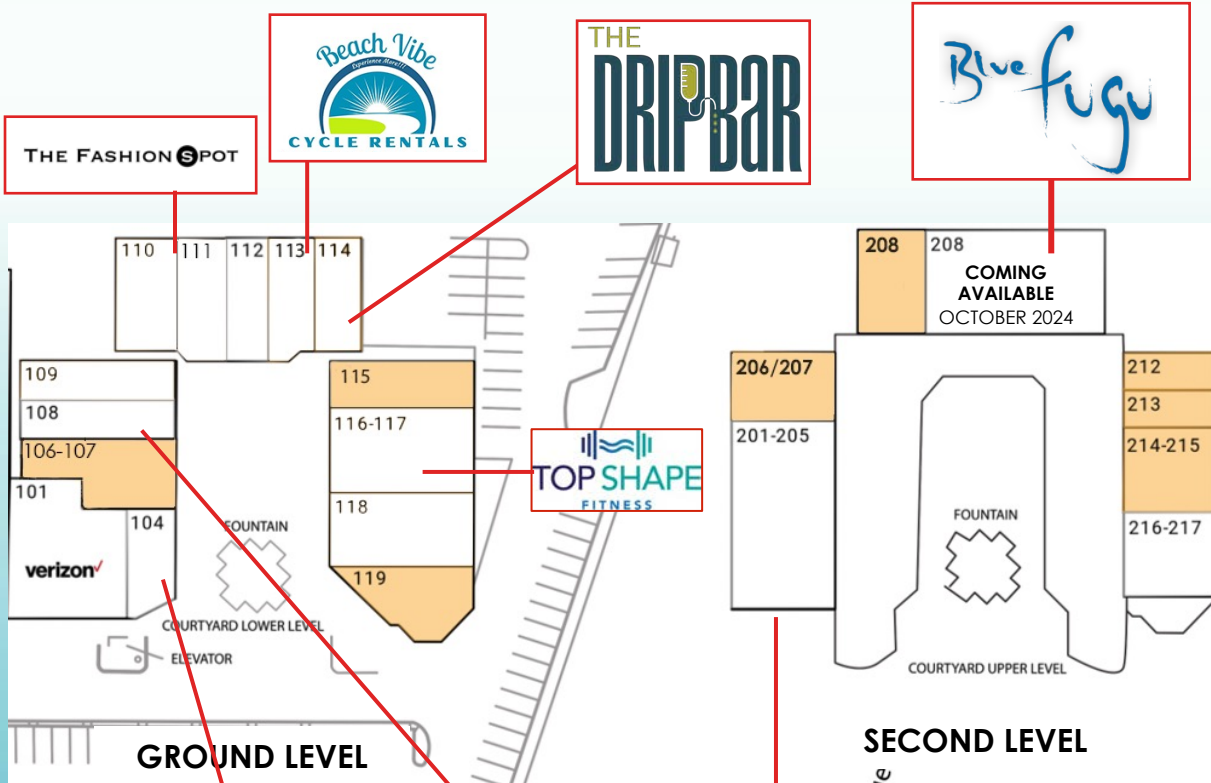
CURRENT RETAILERS

4695	JERSEY MIKE'S	1,500 SF
4685	CVS PHARMACY	10,000 SF
4677	SWIM N PLAY	1,600 SF
4675	COASTAL HOME ADVISORS	1,600 SF
4667A	UPS	1,500 SF
4667	HUNGRY HOWIE'S PIZZA	1,500 SF
4665	AT&T	2,000 SF
4655	PUBLIX	33,238 SF
4635-45	DOLLAR TREE	2,040 SF



The Landing

AT DOLPHIN VILLAGE



CURRENT RETAILERS

101	VERIZON WIRELESS	2,525 SF
104	PLAYA BOWLS	703 SF
106-107	AVAILABLE	1,838 SF
108	PURA VIDA VOLLEYBALL	1,300 SF
109	PHUONG'S FINE JEWELRY CUSTOM DESIGN	1,300 SF
110	THE FASHION SPOT	1,650 SF
111	HELLO SWEETIE SWEETS	1,188 SF
112	ALANO BEACH CLUB	1,200 SF
113	BEACH VIBE CYCLE RENTALS	1,188 SF
114	THE DRIPBAR	1,451 SF
115	AVAILABLE	1,400 SF
116-117	TOPSHAPE	2,800 SF
118	TOMMY LOCKSMITH	2,000 SF
119	AVAILABLE	2,536 SF
201-205	PARAMOUNT BALLROOM	5,000 SF
206-207	AVAILABLE	2,700 SF
208	AVAILABLE	907 SF
208	BLUE FUGU RESTAURANT COMING AVAILABLE OCTOBER 2024	4,500 SF
212	AVAILABLE	1,000 SF
213	AVAILABLE	1,000 SF
214-215	AVAILABLE	2,000 SF
216-217	ROSE ELECTRONICS	2,478 SF

RENOVATIONS RECENTLY COMPLETED



RENOVATIONS INCLUDE:

- NEW EXTERIOR PAINT THROUGHOUT DOLPHIN VILLAGE
- UPGRADED AWNINGS
- UPGRADED WATER FOUNTAIN



The Landing

AT DOLPHIN VILLAGE

The courtyard at The Landing at Dolphin Village is a centralized area among a various mix of retailers that acts as a gathering space for both locals and tourists. The second level has ample covered outdoor space, creating the perfect opportunity for outside seating at a flagship restaurant. It is also an excellent location for designated entertainment opportunities.



SEEKING USERS FOR..



- RESTAURANTS
- ENTERTAINMENT
- BREWERIES
- HEALTH/SERVICE



RETAILER MIX VISION



BREAKFAST



LOCAL ART



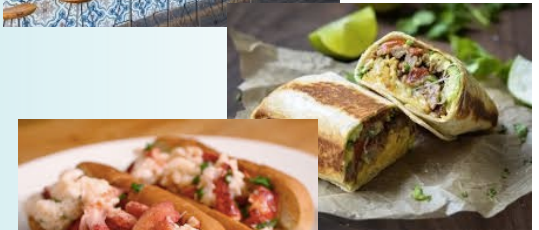
DINING DESTINATIONS



CHIC BOUTIQUES



HEALTH & SERVICE



FUN ACTIVITIES



SHOP, DINE, PLAY, STAY



ALL AROUND TOWN

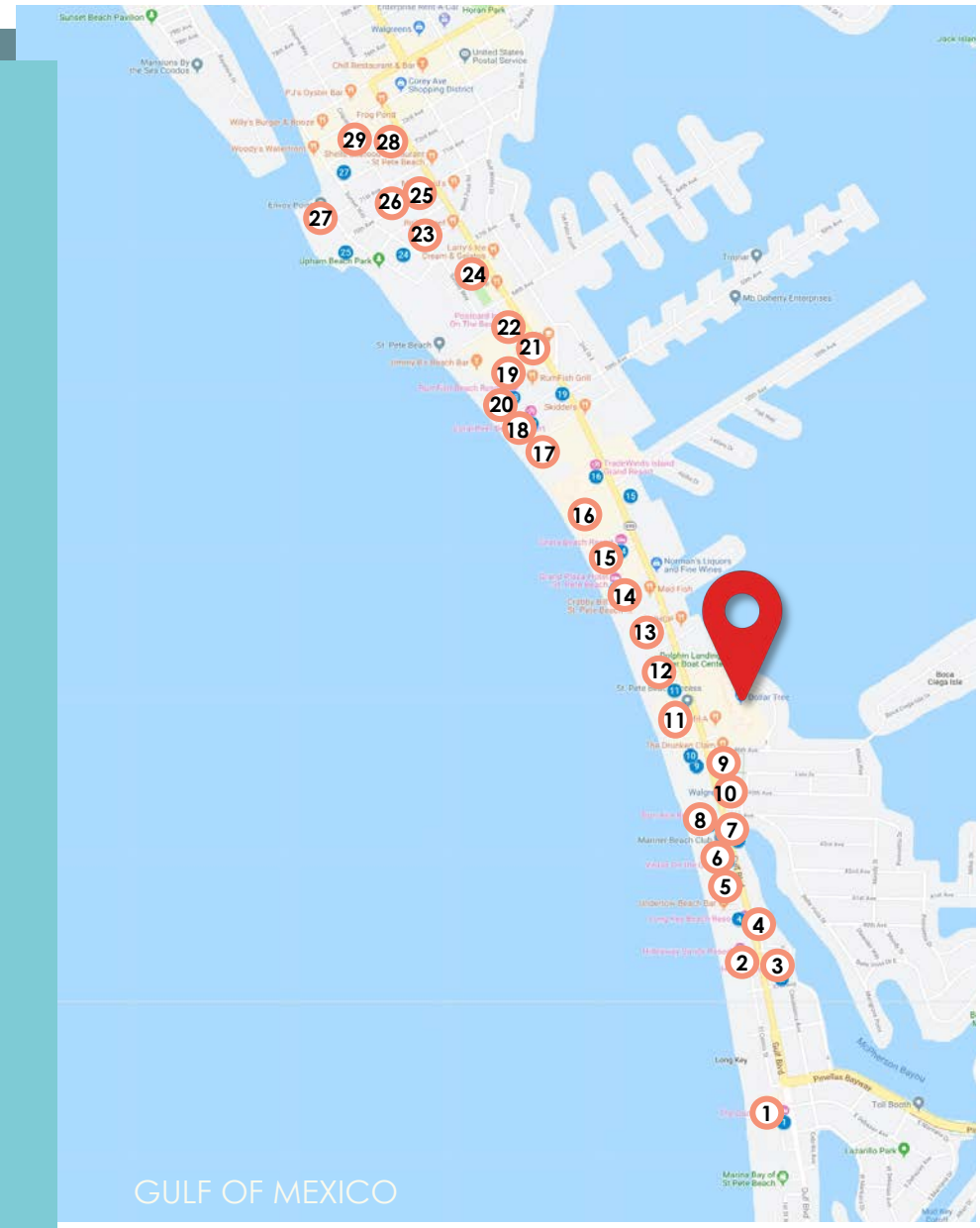


MORE THAN 28 HOTELS IN
A 1-MILE WALK

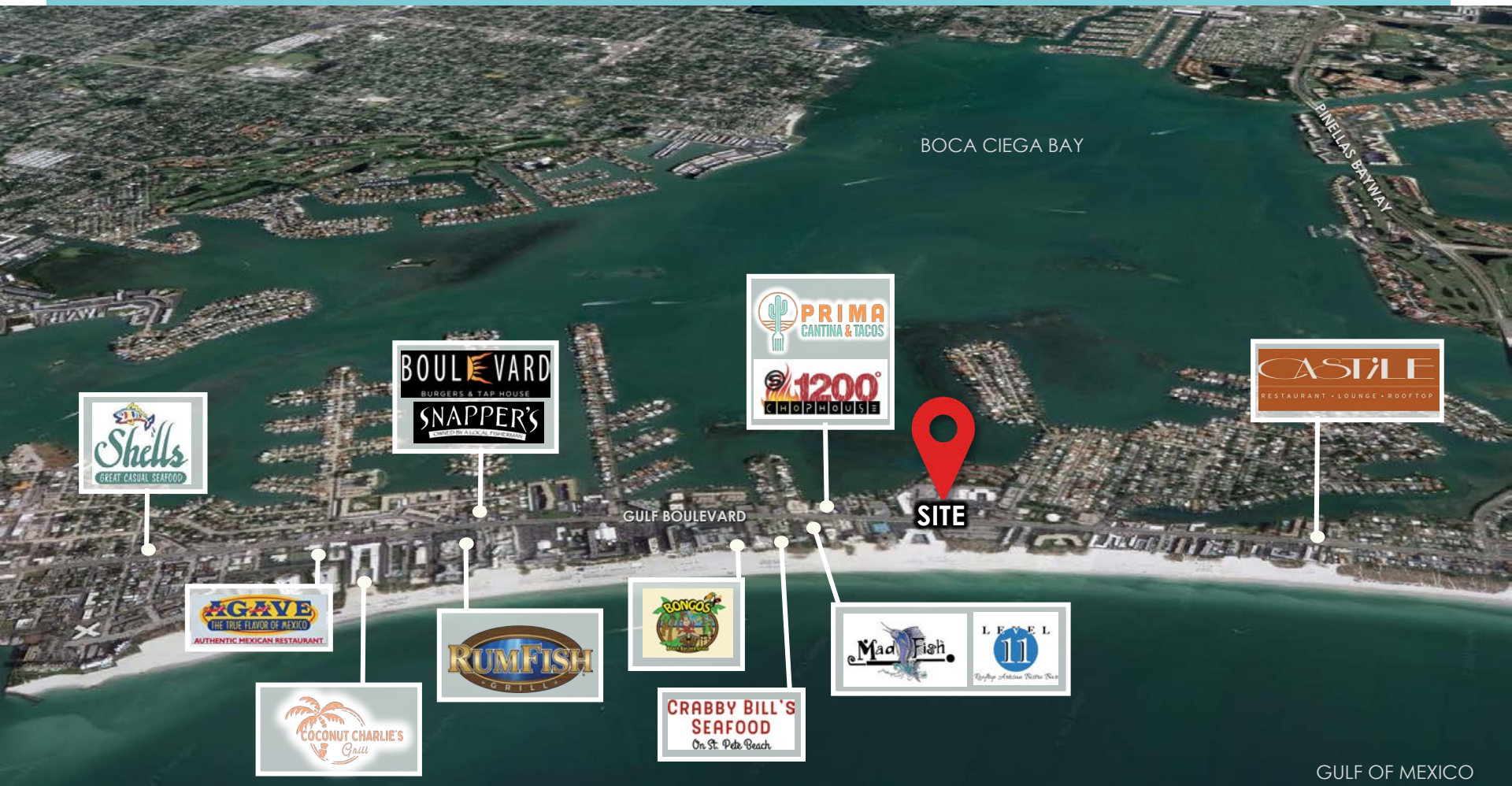
NOTABLE HOTELS

MORE THAN 3,000 HOTEL ROOMS!

1. The Don Cesar
2. Hideaway Sands Resort
3. Hotel Zamora
4. Long Beach Key Beach Resort
5. Palm Crest Motel
6. Don Cesar Beach House Suites
7. Miramar Resort (Redevelopment)
8. Bon-Aire Resort Motel
9. Bayview Plaza Waterfront Resort
10. Bay Palms Waterfront Resort
11. Plaza Beach Hotel
12. Gulf Strand Resort
13. Dolphin Beach Resort
14. Gulf Gate Resort
15. Bellwether Beach Resort
16. Sirata Beach Resort
17. Sunrise Resort
18. TradeWinds Island Grand Resort
19. RumFish Beach Resort
20. Coral Reef Beach Resort
21. Alden Suites
22. Hilton Garden Inn
23. Postcard Inn On The Beach
24. The Beachcomber
25. St. Pete Beach Suites
26. Gulf Winds Resort
27. Caprice Resort
28. Gulfside Resort
29. The Saint Hotel



DINING DESTINATIONS



CONTACT ACRE



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