

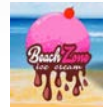


DOLPHIN VILLAGE

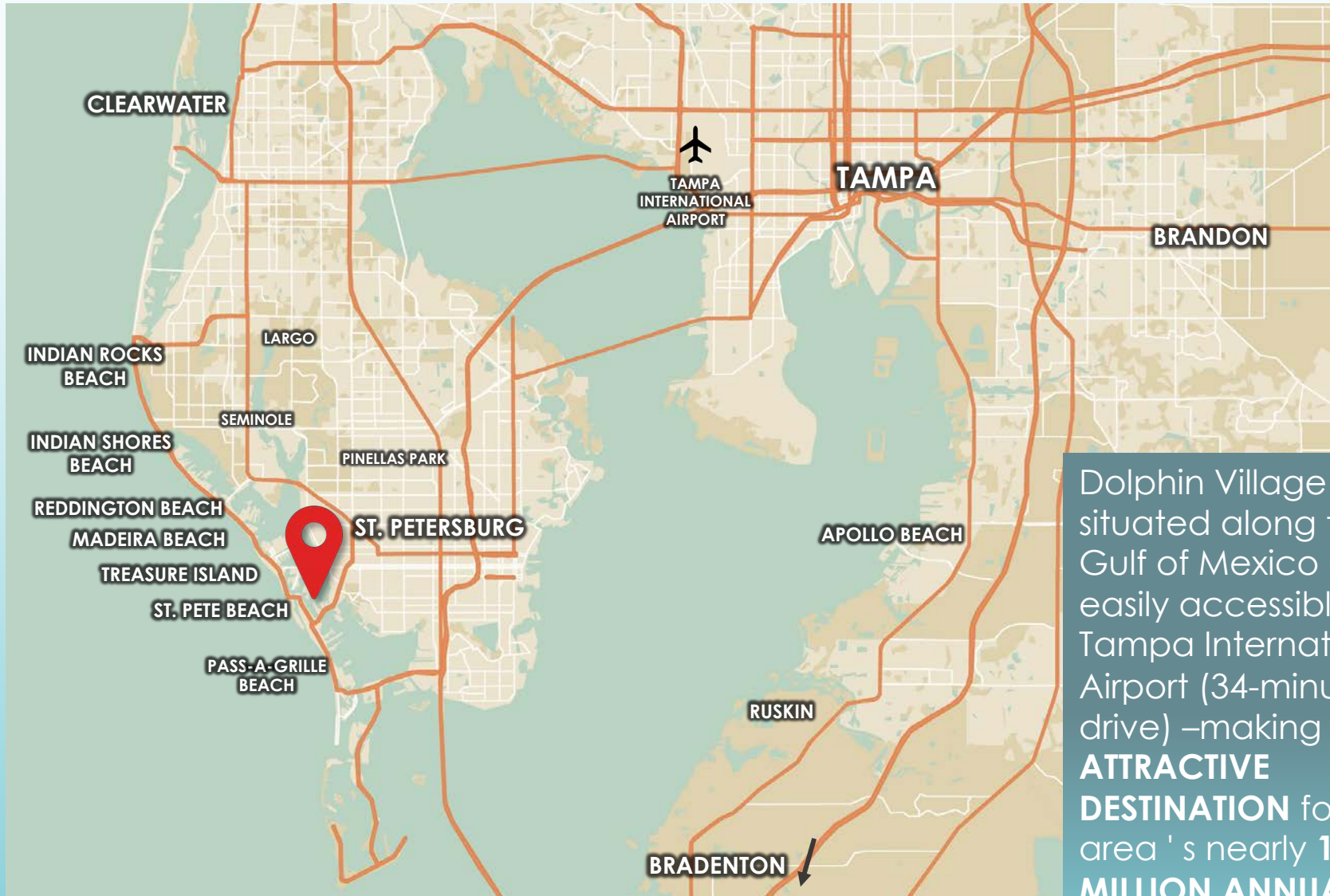
4655 Gulf Boulevard | St. Pete Beach, FL 33706

PREMIER RETAIL SPACE IN THE
HEART OF ST. PETE BEACH

2ND GENERATION RESTAURANT
COMING AVAILABLE



LOCATION, LOCATION, LOCATION



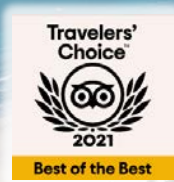
Dolphin Village is situated along the Gulf of Mexico and is easily accessible from Tampa International Airport (34-minute drive) –making this an **ATTRACTIVE DESTINATION** for the area 's nearly **15.4 MILLION ANNUAL VISITORS**.

SEASIDE LOCATION

GULF OF MEXICO

TREASURE ISLAND

SOUTH PASADENA

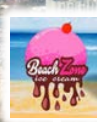


**PUBLIC BEACH
ACCESS/PARKING**

GULF BLVD 19,250 AADT



INDIAN BISTRO



BUONA PIZZA



Swim & Play



BOCA CIEGA BAY

CVS pharmacy



CHASE



DOLLAR TREE
verizon

PARAMOUNT BALLROOM

THE FASHION SPOT



**TOP SHAPE
FITNESS**

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

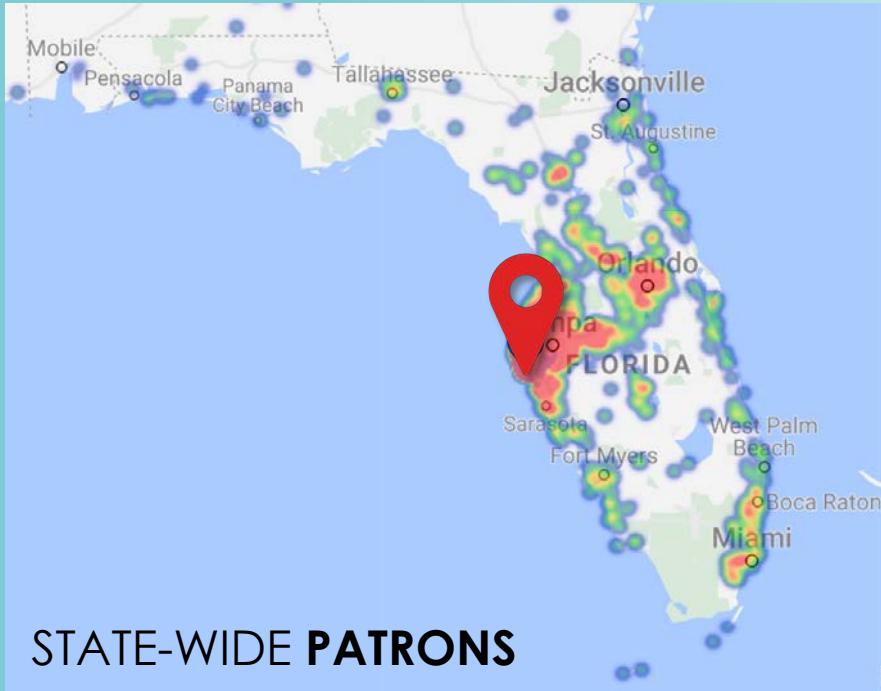
MEDIAN AGE



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

HISTORIC DON CESAR
1 MILE FROM SITE

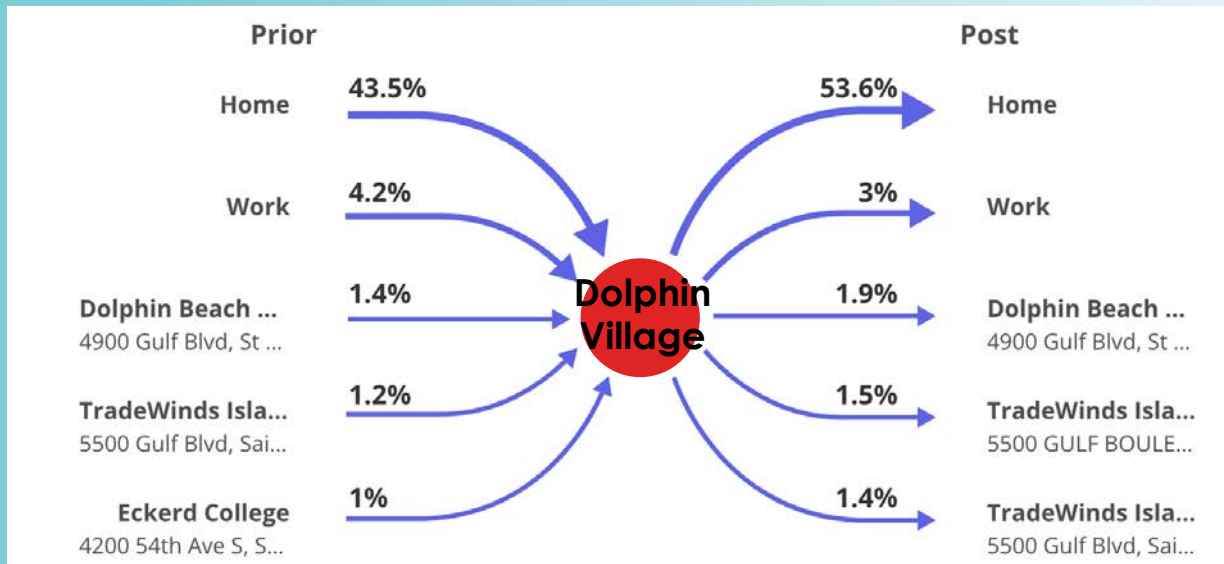
CUSTOMER TRENDS



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**
- **2nd GEN RESTAURANT COMING 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)
- 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

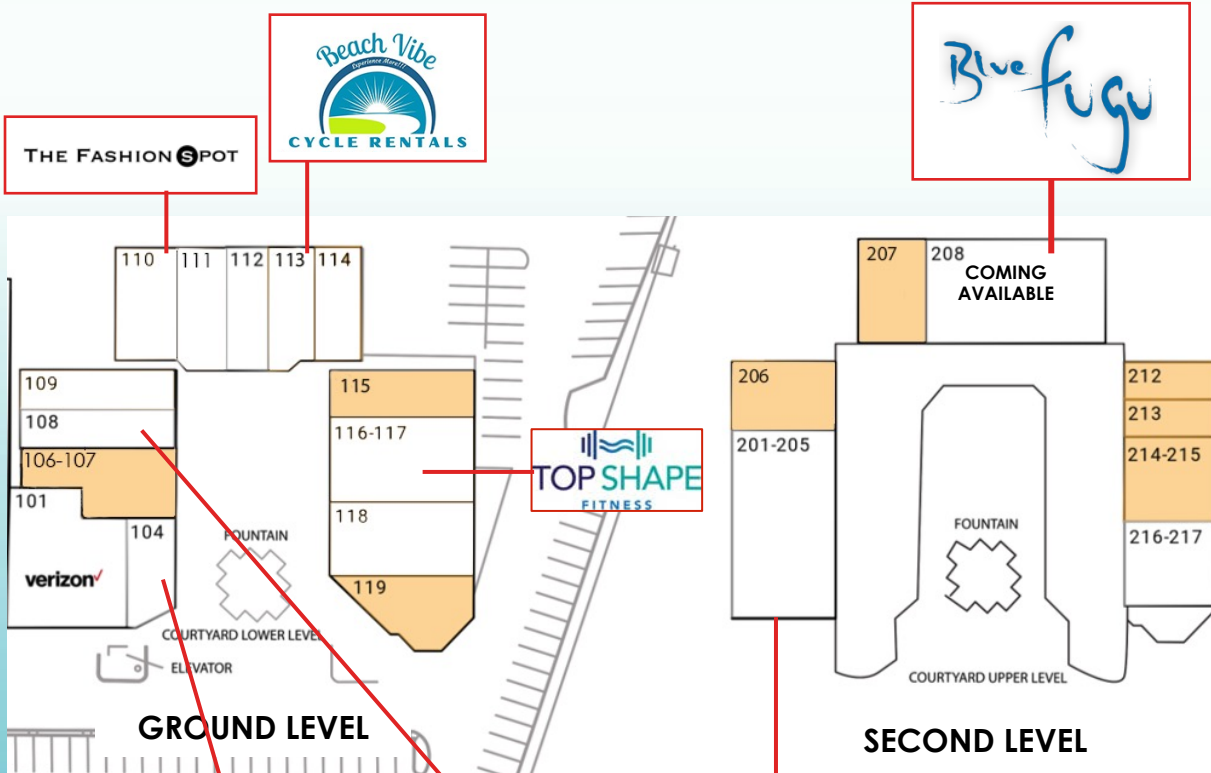
CURRENT RETAILERS

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	AVAILABLE	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	AVAILABLE	1,202 SF
207	AVAILABLE	1,498 SF
208	BLUE FUGU RESTAURANT COMING AVAILABLE	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



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



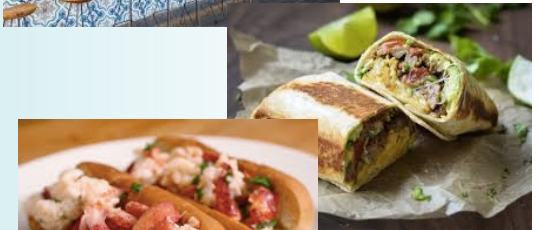
DINING DESTINATIONS



HEALTH & SERVICE



CHIC BOUTIQUES



FUN ACTIVITIES



SHOP, DINE, PLAY, STAY



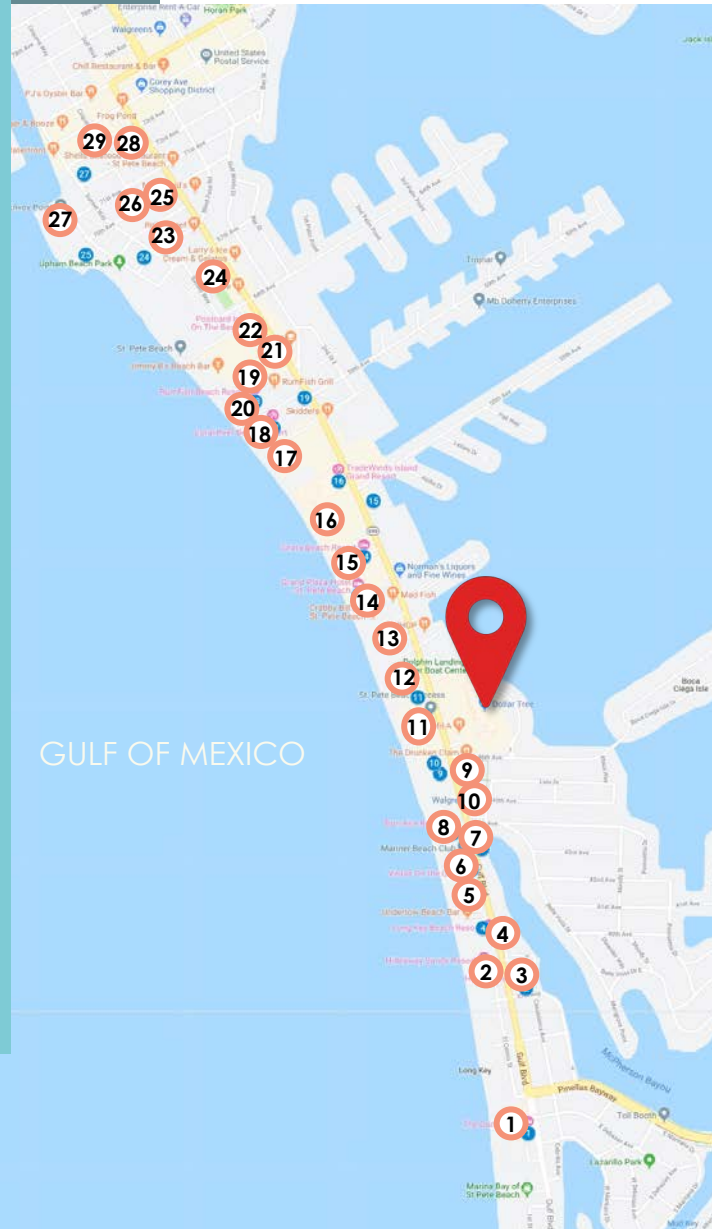
ALL AROUND TOWN

Nearly 10,000 people claim St. Pete Beach as their permanent residence.



NOTABLE HOTELS

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
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 (Redevelopment)
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



COMING SOON
TO ST. PETE BEACH:
SIRATA REDEVELOPMENT



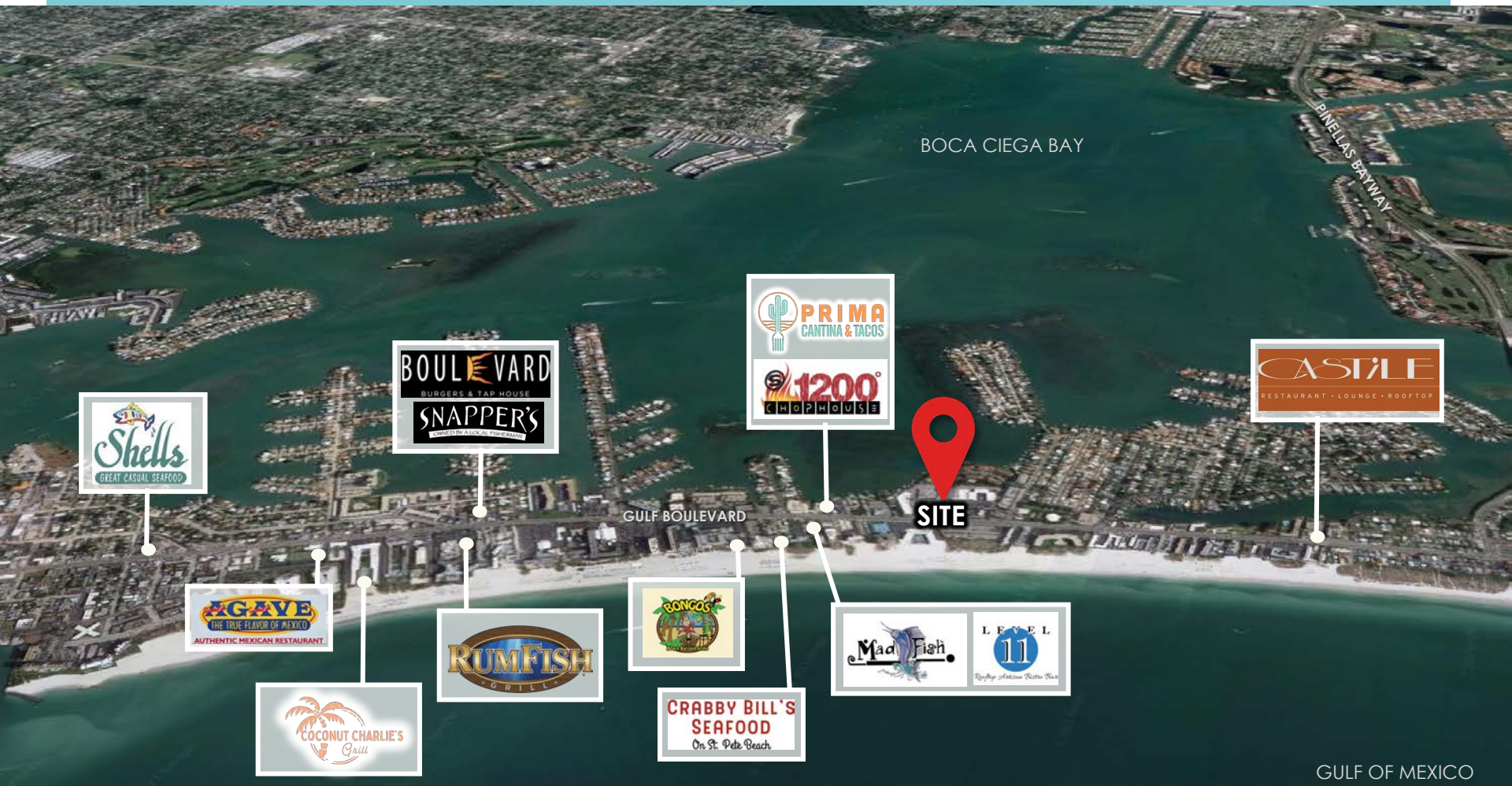
290-ROOM JW MARRIOTT



130-KEY HAMPTON INN

MORE THAN 3,500+
HOTEL ROOMS!

DINING DESTINATIONS



CONTACT ACRE



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