

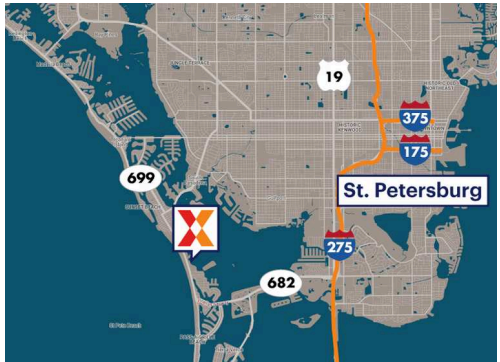


Tampa-St. Petersburg-Clearwater, FL

DOLPHIN VILLAGE

27.7212, -82.74
4655 Gulf Boulevard | St. Pete Beach, FL 33706

CENTER SIZE: 136,224 SF



| DEMOGRAPHICS | 1 MILE | 3 MILE | 5 MILE |
|--------------|-----------|----------|----------|
| | 2,765 | 35,558 | 107,134 |
| | 1,432 | 19,349 | 50,411 |
| | \$121,565 | \$89,399 | \$77,958 |

Publix-anchored center with strong lineup of regional and national retailers including CVS/pharmacy, Chick-fil-A, Dollar Tree, The UPS Store, Dippin' Dots, Alano Beach Club & Swim N Play

High visibility from 24,000+ VPD on Gulf Blvd

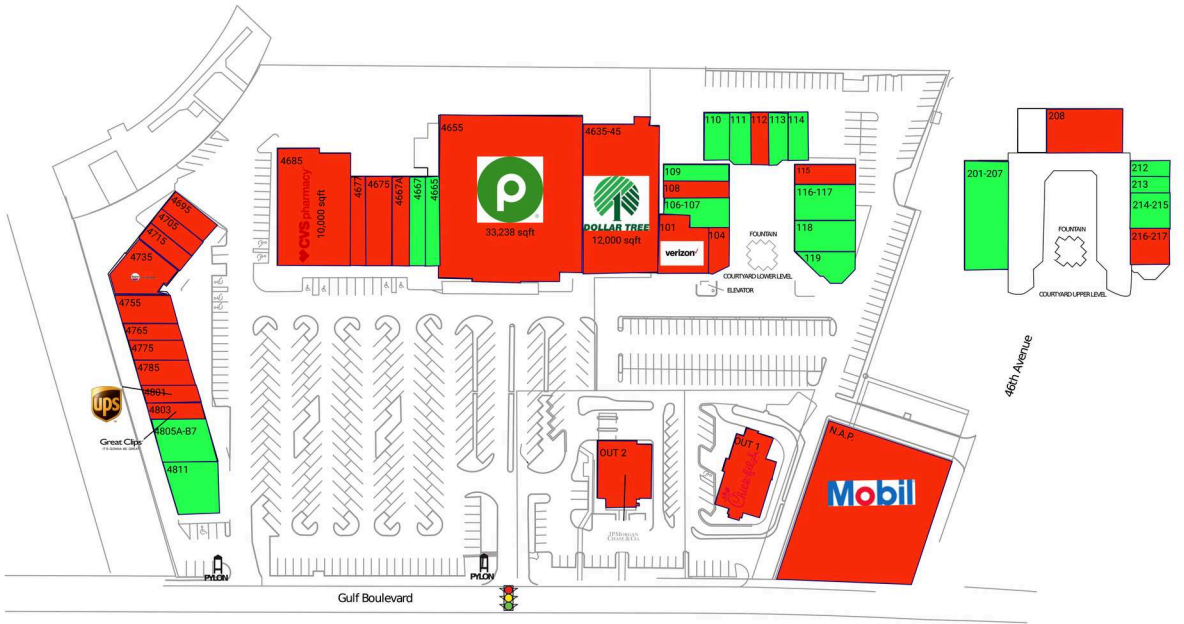
Uniquely located on a barrier island, the only shopping center for 2 miles, serving the nearby hotels, condominiums & public beach area

Benefits from seasonal population which doubles in season

Tampa-St. Petersburg-Clearwater, FL

DOLPHIN VILLAGE

27.7212, -82.74
4655 Gulf Boulevard | St. Pete Beach, FL 33706



AVAILABLE SPACE

| | | | |
|---------|----------|---------|----------|
| 106-107 | 1,838 SF | 114 | 1,451 SF |
| 109 | 1,300 SF | 116-117 | 2,800 SF |
| 110 | 1,650 SF | 118 | 2,000 SF |
| 111 | 1,188 SF | 119 | 2,536 SF |
| 113 | 1,387 SF | 201-207 | 7,700 SF |

CURRENT RETAILERS

| | | |
|---------|--------------------------|-----------|
| N.A.P | Dolphin Landings | |
| N.A.P. | Mobil | |
| OUT 1 | Chick-fil-A | 4,571 SF |
| OUT 2 | JP Morgan Chase | 4,195 SF |
| 101 | Verizon Wireless | 2,525 SF |
| 104 | Tommy Locksmith | 703 SF |
| 108 | Pura Vida Volleyball | 1,300 SF |
| 112 | Alano Beach Club | 1,200 SF |
| 115 | NMT Shipping | 1,400 SF |
| 208 | Blue Fugu Restaurant | 4,500 SF |
| 216-217 | Rose Electronics | 2,478 SF |
| 4635-45 | Dollar Tree | 12,000 SF |
| 4655 | Publix | 33,238 SF |
| 4667A | Fine Jewelry and Watches | 1,500 SF |
| 4675 | Coastal Home Advisors | 1,600 SF |
| 4677 | Swim N Play | 1,600 SF |
| 4685 | CVS/pharmacy | 10,000 SF |
| 4695 | Cafe Soleil | 1,500 SF |
| 4705 | Buona Pizza | 1,500 SF |
| 4715 | CBD American Shaman | 1,000 SF |
| 4735 | Noire the Nail Bar | 3,150 SF |
| 4755 | The Soggy Dollar | 2,105 SF |
| 4765 | Elizabeth's | 822 SF |
| 4775 | Dolphin Village Liquors | 2,040 SF |
| 4785 | New China Buffet | 1,200 SF |
| 4801 | The UPS Store | 1,200 SF |
| 4803 | Great Clips | 1,200 SF |

1828 - 02.12.25