



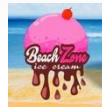
# DOLPHIN VILLAGE

4655 Gulf Boulevard | St. Pete Beach, FL 33706

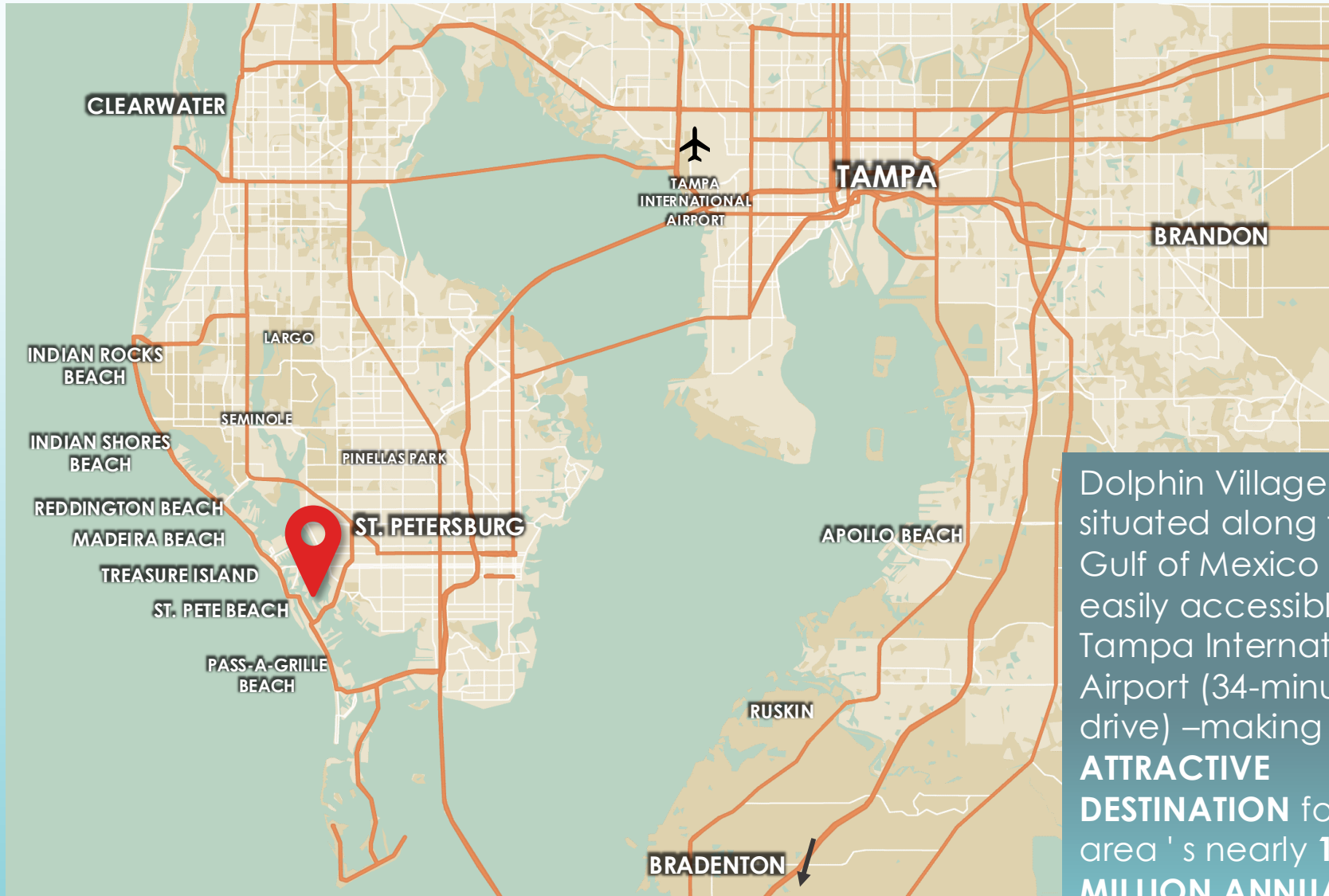
## PREMIER RETAIL SPACE IN THE HEART OF ST. PETE BEACH



2<sup>ND</sup> GENERATION RESTAURANT AVAILABLE AND  
12,000 SF JR



# 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**.

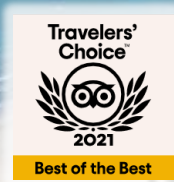
# SEASIDE LOCATION

GULF OF MEXICO

JW MARRIOTT.  
COMING SOON

TREASURE ISLAND

SOUTH PASADENA



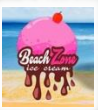
BOCA CIEGA BAY

PUBLIC BEACH  
ACCESS/PARKING

GULF BLVD 24,000 AADT



INDIAN BISTRO



BUONA PIZZA



Swim & Play



CVS pharmacy



THE FASHION SPOT

CHASE

PARAMOUNT BALLROOM



verizon



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- 3,468  
3 MI- 41,866  
5 MI- 114,148  
10 MIN DRIVE- 33,302

## AVG HH INCOME



**1 MI- \$252,859**  
3 MI- \$147,988  
5 MI- \$127,867  
10 MIN DRIVE- \$157,095

## DAYTIME POPULATION



1 MI- 4,699  
3 MI- 34,989  
5 MI- 86,725  
10 MIN DRIVE- 32,586

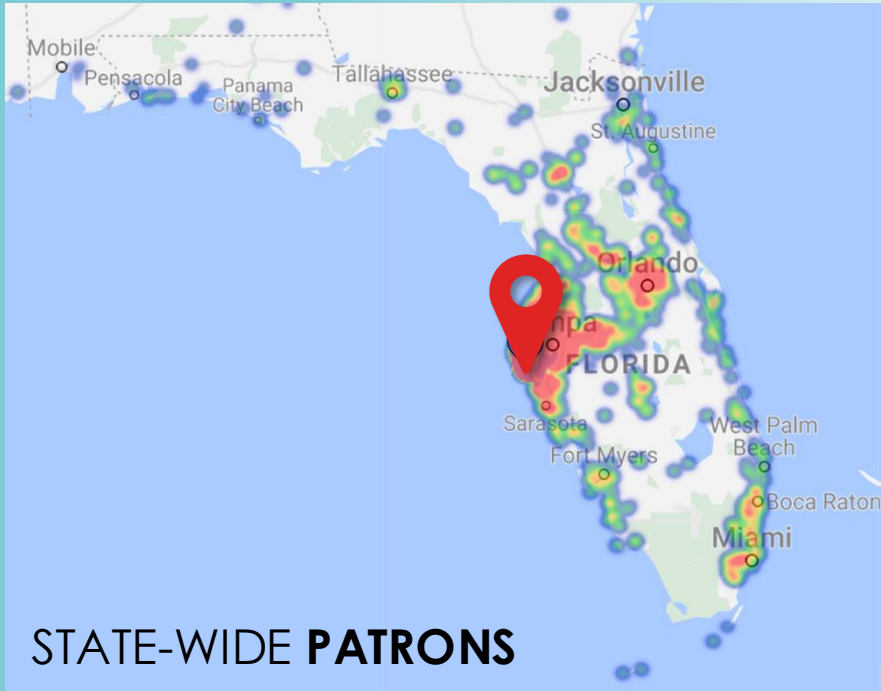
## MEDIAN AGE



1 MI- 58.8  
3 MI- 60.7  
5 MI- 49.8  
10 MIN DRIVE- 60.9

HISTORIC DON CESAR  
1 MILE FROM SITE

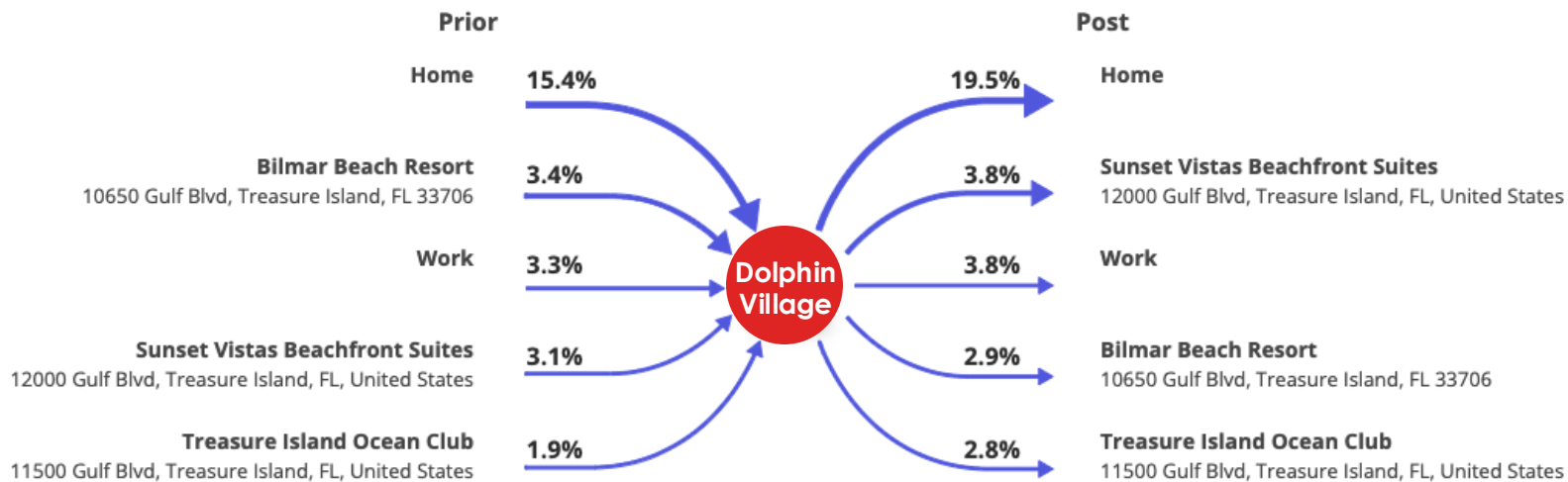
# CUSTOMER TRENDS



## 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 a 6-month period- 434.3K**
- **Estimated # of Customers in 6-month period- 259.4K**
- **Average length-of-stay- 26 MINUTES**



CUSTOMER JOURNEY

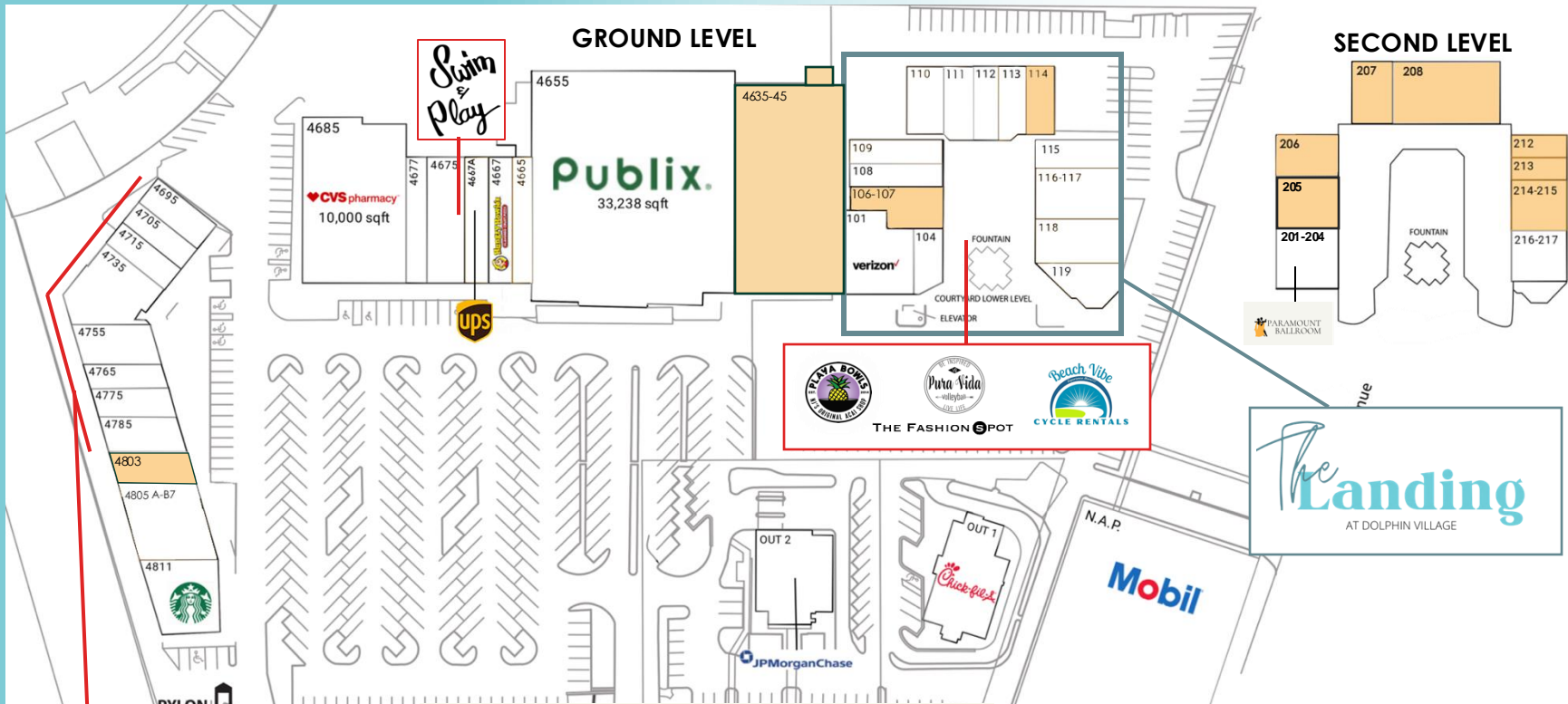


## SITE SPECIFICATIONS

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- **1,000- 12,000 SF AVAILABLE**
- **2nd GEN RESTAURANT AVAILABLE**
- GLA: 136,224 SF
- ONLY GROCERY-ANCHORED CENTER ON ST. PETE BEACH- ANCHORED BY PUBLIX AND CVS
- HIGH HOUSEHOLD INCOME- \$243,917 (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	AT LEASE	1,200 SF
4805A-B7	FREAKY BOUTIKI	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	<b>AVAILABLE</b>	12,000 SF

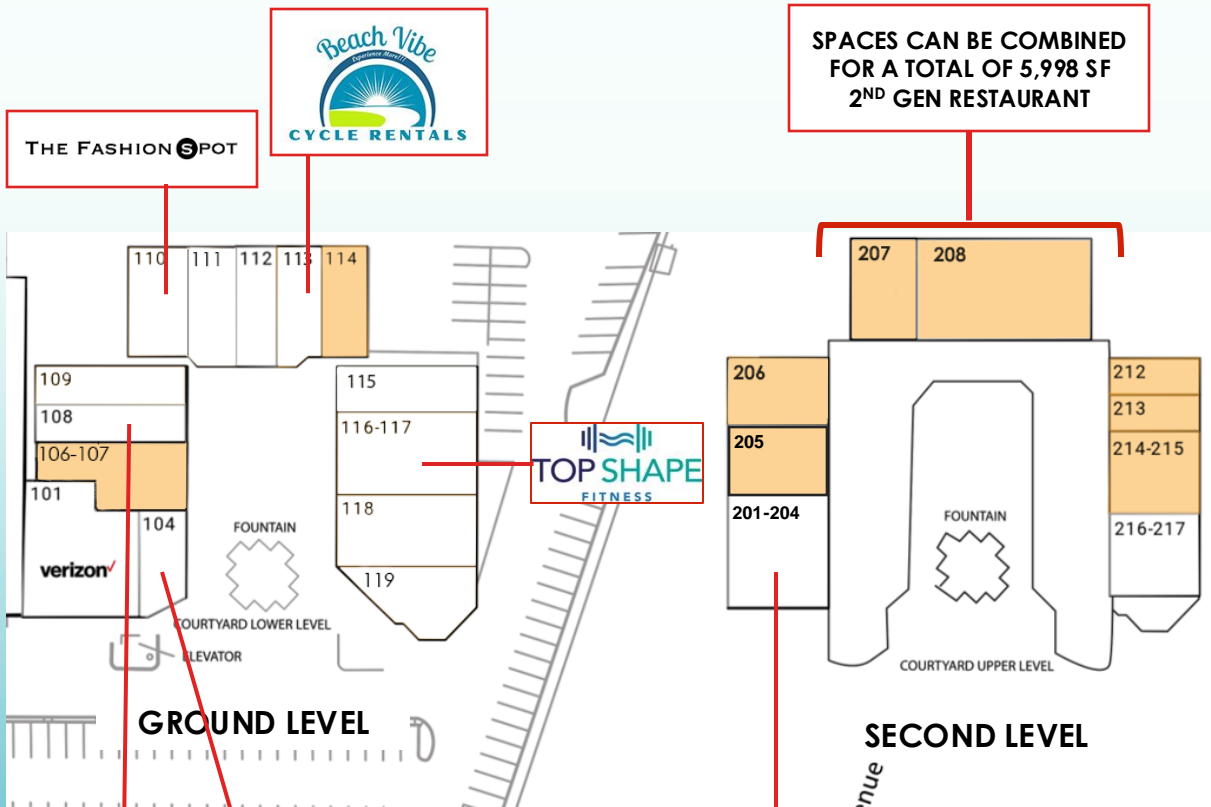




# SITE PLAN

# The Landing

AT DOLPHIN VILLAGE



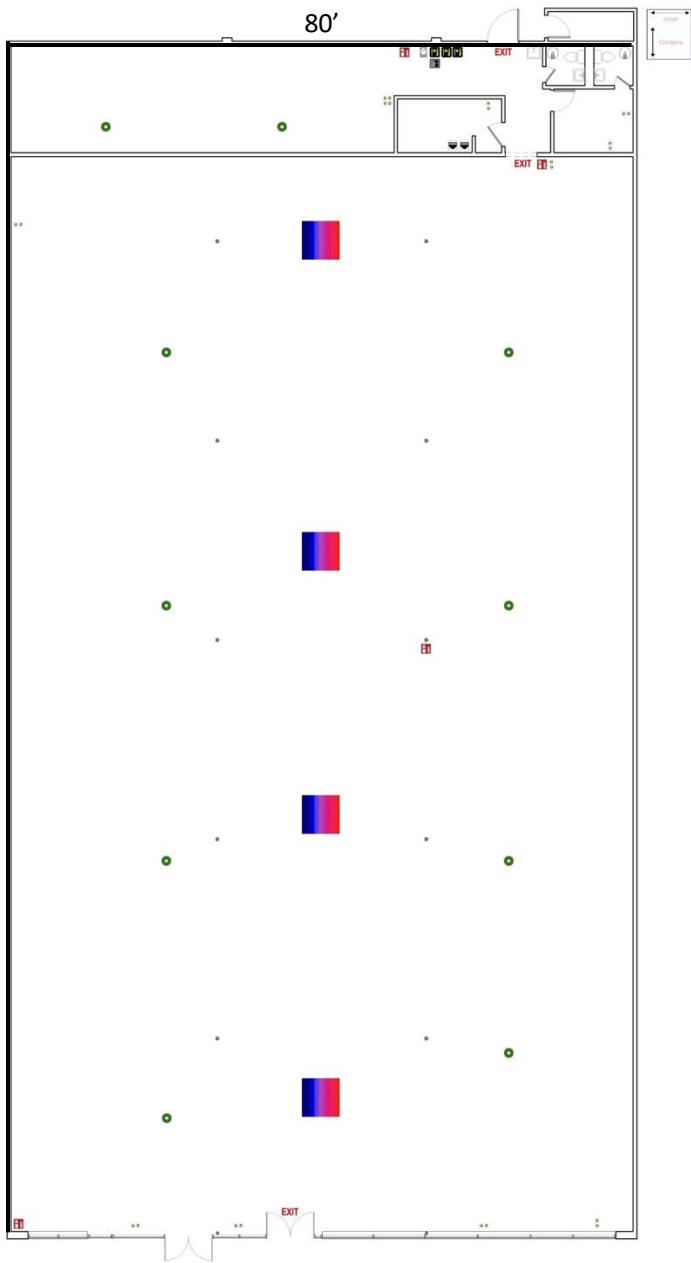
## CURRENT RETAILERS

101	VERIZON WIRELESS	2,525 SF
104	PLAYA BOWLS	703 SF
<b>106-107</b>	<b>AVAILABLE</b>	<b>1,838 SF</b>
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
<b>114</b>	<b>AVAILABLE</b>	<b>1,451 SF</b>
115	FLORAFETE	1,400 SF
116-117	TOPSHAPE	2,800 SF
118	TOMMY LOCKSMITH	2,000 SF
119	SHATTERED GLASS	2,536 SF
201-204	PARAMOUNT BALLROOM	5,000 SF
<b>205</b>	<b>AVAILABLE</b>	<b>1,202 SF</b>
<b>206</b>	<b>AVAILABLE</b>	<b>1,202 SF</b>
<b>207</b>	<b>AVAILABLE</b>	<b>1,498 SF</b>
<b>208</b>	<b>2ND GEN RESTAURANT AVAILABLE</b>	<b>4,500 SF</b>
212	<b>AVAILABLE</b>	<b>1,000 SF</b>
213	<b>AVAILABLE</b>	<b>1,000 SF</b>
214-215	<b>AVAILABLE</b>	<b>2,000 SF</b>
216-217	ROSE ELECTRONICS	2,478 SF



REAR

80'



150'

FRONT

12,000 SF HIGHLIGHT



12,000 SF SPACE AVAILABLE



# 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



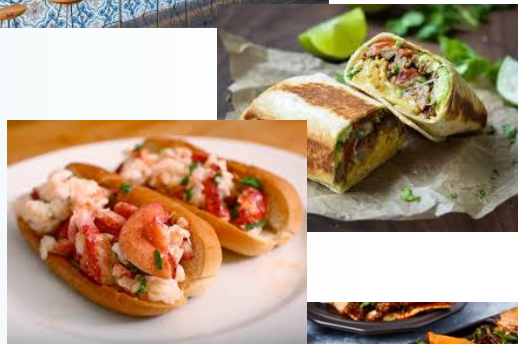
HEALTH & SERVICE



CHIC BOUTIQUES



FUN ACTIVITIES



SHOP, DINE, PLAY, STAY



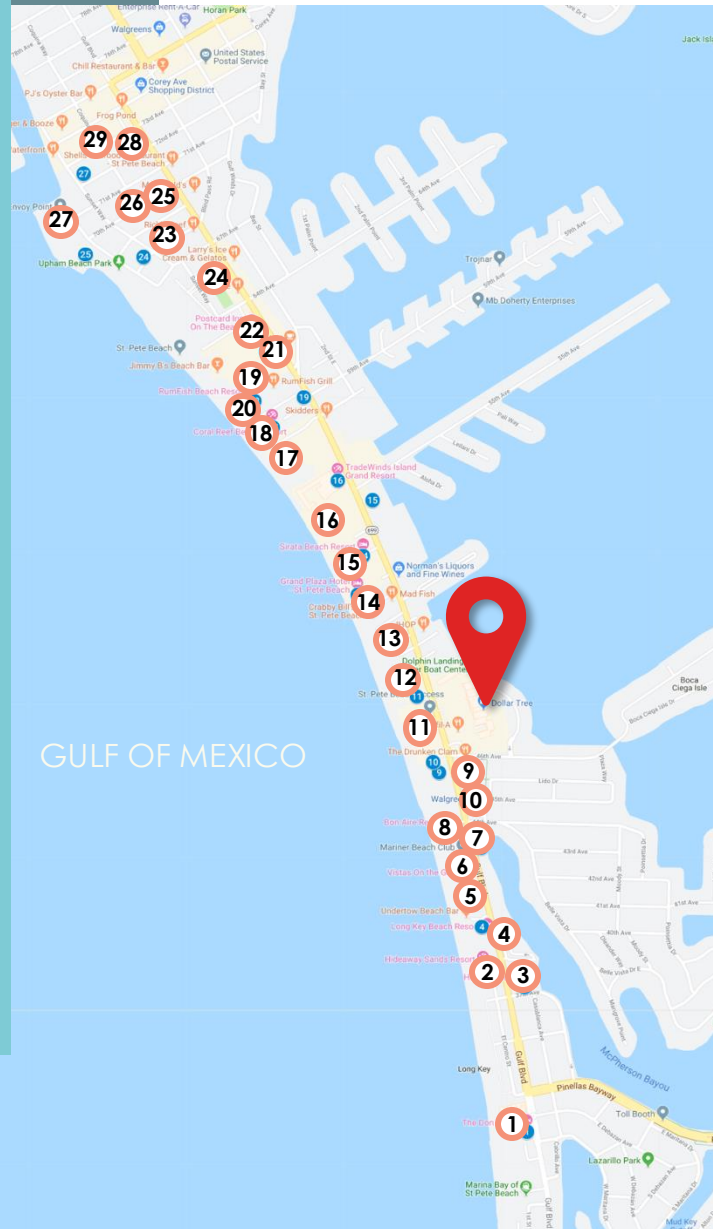
# ALL AROUND TOWN

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

SERVING RETAIL MARKETS THROUGHOUT FLORIDA



**JAMIE EADS**  
LEASING MANAGER  
(C) 407.690.0796  
jamie@acrefl.com

**SANDI BARGFREDE**  
MANAGING PARTNER  
(C) 407.491.8149  
sandi@acrefl.com

Lic. Real Estate Broker

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