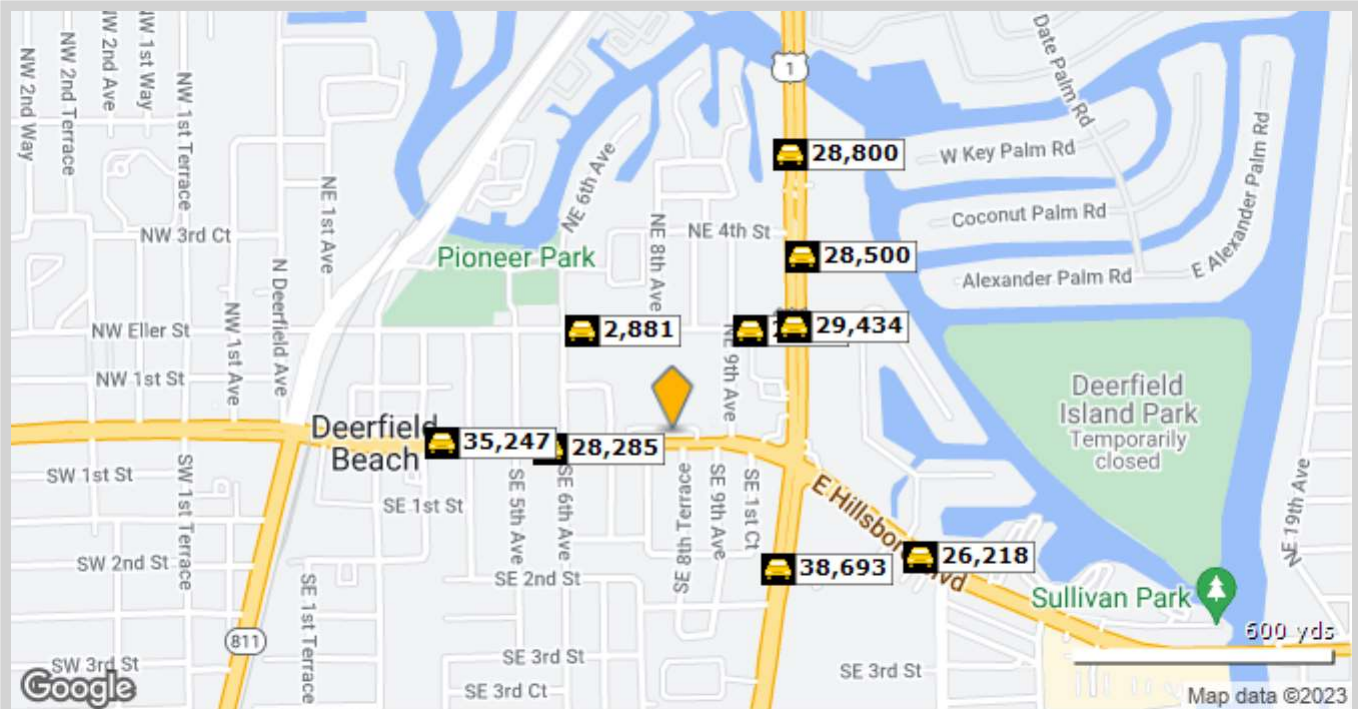


Traffic Count Report

811 E Hillsboro Blvd, Deerfield Beach, FL 33441

Building Type: **Class C Office**
 Class: **C**
 RBA: **2,968 SF**
 Typical Floor: **1,484 SF**
 Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: **-**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	East Hillsboro Boulevard	SE 6th Ave	0.02 E	2022	28,285	MPSI	.16
2	NE 2nd St	NE 9th Ave	0.02 W	2022	2,587	MPSI	.18
3	Northeast 2nd Street	NE 6th Ave	0.03 W	2022	2,881	MPSI	.18
4	N Federal Hwy	NE 2nd St	0.00 S	2022	29,434	MPSI	.22
5	S Federal Hwy	E Hillsboro Blvd	0.14 N	2022	38,693	MPSI	.23
6	Federal Highway	NE 4th St	0.03 NW	2022	28,258	MPSI	.30
7	North Federal Highway	NE 4th St	0.03 NW	2020	28,500	AADT	.30
8	E Hillsboro Blvd	NE 3rd Ave	0.02 W	2022	35,247	MPSI	.30
9	E Hillsboro Blvd	SE 12th Ave	0.03 SE	2022	26,218	MPSI	.37
10	N Federal Hwy	NE 4th St	0.11 S	2022	28,800	MPSI	.40



Prepared by John D. McQuiston - Campbell & Rosemurgy Commercial Real Estate
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8/16/2023