## **Traffic Count Report**

## 1649 E Sample Rd, Pompano Beach, FL 33064 Dixie Hwy Building Type: General Retail K NE 42nd St Secondary: Storefront NE 42nd St NE ATSEST GLA: **792 SF** NE 41st St Ave Year Built: 1962 12th 40,931 Total Available: **0 SF** NE 10th Way NE 39th St % Leased: 100% 5,318 NE 39th Ct Rent/SF/Yr: -NE 39th St NE 21st NE 27th NE 12th Terrace NE 21st Way 3,489 NE 13th Ave K Ave 3,592 Lighthouse 31,676 14,4 **16,757** Point 834) NE 13th Terrace NE 35th St NE 35th St 12th Ave NE 14th Ave 10th **45,917** Ave Frank McDonough Park 23rd NE 33rd St €500 yds NE 32nd PI WE NE 32nd Ct Coords NE 32nd St Map data @2024 NE 32nd St Count **Avg Daily** Volume Miles from Street **Cross Street Cross Str Dist** Year Volume Type **Subject Prop East Sample Road** NE 17th Ave 0.01 NE 2022 **MPSI** .02 1 29,959 NE 36th St NE 18th Ave 0.02 W 2022 31,676 **MPSI** .08 3 NE 16th Ave NE 39th St 0.04 N 2022 3,489 **MPSI** .19 NE 15th Ave NE 37th St 0.08 S 2022 3,592 **MPSI** .19 5 NE 34th Ct 2022 **MPSI** .22 **N Federal Hwy** 0.01 S 45.917 6 NE 36th St 0.08 W 2022 **MPSI** .25 **N Federal Hwy** 14,487 **MPSI East Sample Road NE 21st Way** 0.02 W 2022 16,757 .37 8 **Federal Highway** N Federal Hwv 0.06 S 2022 48,165 **MPSI** .38 NE 41st St 0.09 N 2022 **MPSI N Federal Hwy** 40,931 .40 NE 39th St **NE 21st Way** 0.02 SW 2022 5.318 **MPSI** .44

ELL& ROSEMURGY