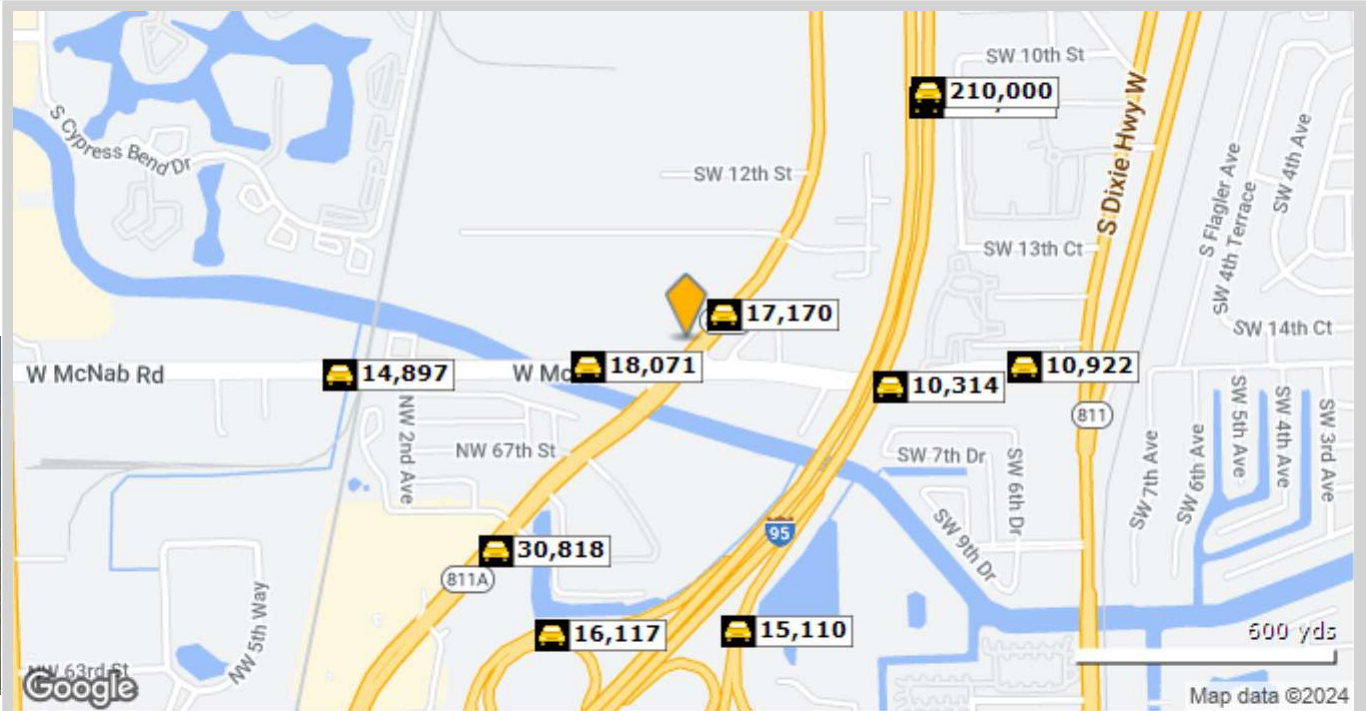


Traffic Count Report

1471 SW 12th Ave, Pompano Beach, FL 33069

Building Type: **Class B Office**
 Class: **B**
 RBA: **12,800 SF**
 Typical Floor: **6,400 SF**
 Total Available: **6,400 SF**
 % Leased: **50%**
 Rent/SF/Yr: **\$15.00**



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 SW 12th Ave	W McNab Rd	0.09 SW	2022	17,170	MPSI	.06
2 W McNab Rd	SW 12th Ave	0.12 E	2022	18,071	MPSI	.13
3 West McNab Road	I- 95	0.02 NW	2022	10,314	MPSI	.28
4 North Andrews Avenue	NW 66th St	0.04 NE	2022	30,818	MPSI	.38
5 NE 61st Ct	NE 6th Ave	0.18 SE	2020	15,110	MPSI	.39
6 I- 95	NE 62nd St	0.15 S	2020	16,117	MPSI	.43
7 SW 11th St	SW 9th Ave	0.04 E	2020	240,634	MPSI	.45
8 W McNab Rd	S Dixie Hwy W	0.08 E	2022	10,922	MPSI	.45
9 West McNab Road	NW 69th Ct	0.07 E	2022	14,897	MPSI	.46
10 I 4	SW 9th Ave	0.04 E	2020	210,000	AADT	.47