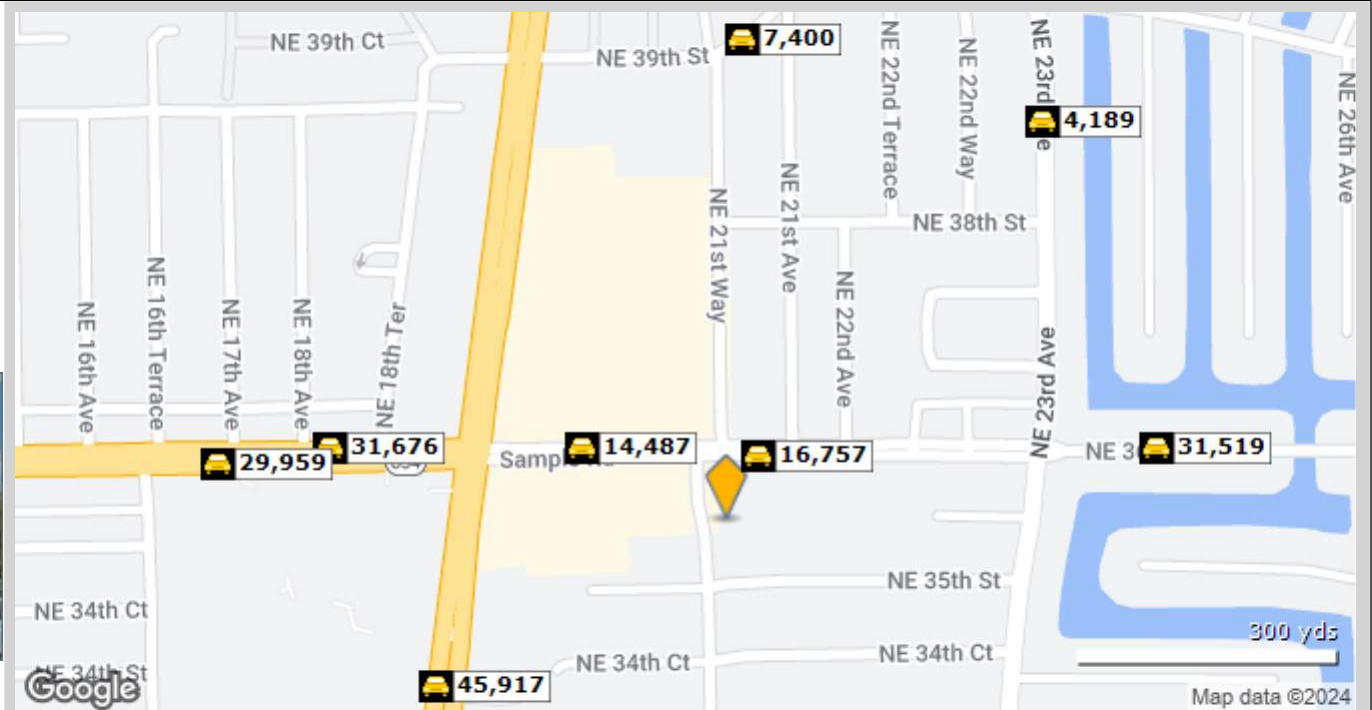


Traffic Count Report

ARC Professional Building

2100 E Sample Rd, Lighthouse point, FL 33064

Building Type: **Class B Office**
 Class: **B**
 RBA: **11,452 SF**
 Typical Floor: **5,726 SF**
 Total Available: **1,600 SF**
 % Leased: **100%**
 Rent/SF/Yr: **Negotiable**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	East Sample Road	NE 21st Way	0.02 W	2022	16,757	MPSI	.05
2	NE 36th St	N Federal Hwy	0.08 W	2022	14,487	MPSI	.11
3	N Federal Hwy	NE 34th Ct	0.01 S	2022	45,917	MPSI	.22
4	NE 36th St	NE 18th Ave	0.02 W	2022	31,676	MPSI	.27
5	NE 36th St	NE 23rd Ave	0.08 W	2018	31,519	MPSI	.29
6	NE 39th St	NE 21st Way	0.02 SW	2022	5,318	MPSI	.32
7	Northeast 39th Street	NE 21st Way	0.02 SW	2022	7,381	MPSI	.32
8	Northeast 39th Street	NE 21st Way	0.02 SW	2019	7,400	AADT	.32
9	Northeast 23rd Avenue	NE 38th St	0.07 S	2022	4,189	MPSI	.34
10	East Sample Road	NE 17th Ave	0.01 NE	2022	29,959	MPSI	.34