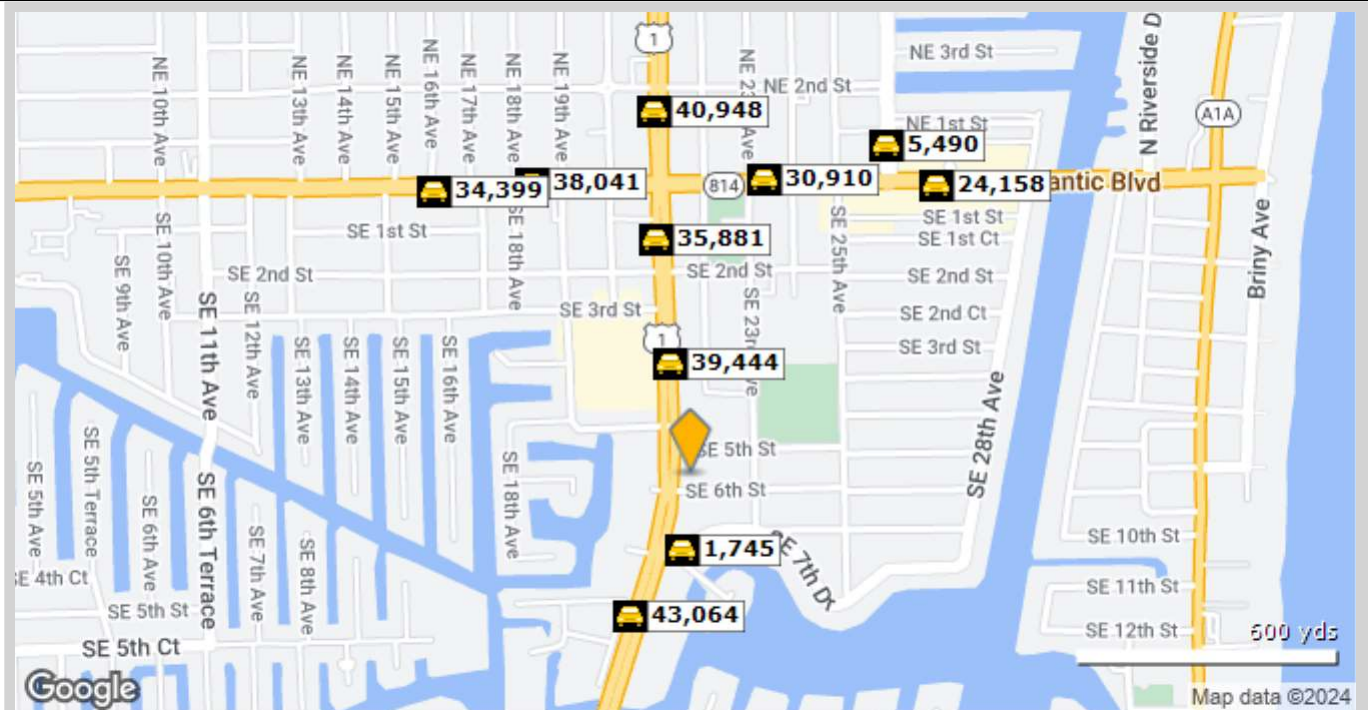


# Traffic Count Report

580 S Federal Hwy, Pompano Beach, FL 33062

Building Type: **General Retail**  
 Secondary: **Service Station**  
 GLA: **1,741 SF**  
 Year Built: **1955**  
 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 SE 7th St	Cir Dr	0.01 SW	2022	1,745	MPSI	.10
2 Federal Highway	SE 4th St	0.01 S	2022	39,444	MPSI	.15
3 S Federal Hwy	SE 7th St	0.09 N	2022	43,064	MPSI	.20
4 S Federal Hwy	SE 2nd St	0.04 S	2022	35,881	MPSI	.32
5 E Atlantic Blvd	NE 23rd Ave	0.02 W	2018	30,910	MPSI	.41
6 E Atlantic Blvd	NE 18th Ave	0.02 W	2022	38,041	MPSI	.44
7 N Federal Hwy	NE 2nd St	0.03 N	2018	40,948	MPSI	.49
8 East Atlantic Boulevard	NE 16th Ave	0.01 N	2022	34,399	MPSI	.51
9 East Atlantic Boulevard	NE 27th Ave	0.02 NE	2022	24,158	MPSI	.51
10 NE 26th Ave	NE 1st St	0.03 N	2022	5,490	MPSI	.51