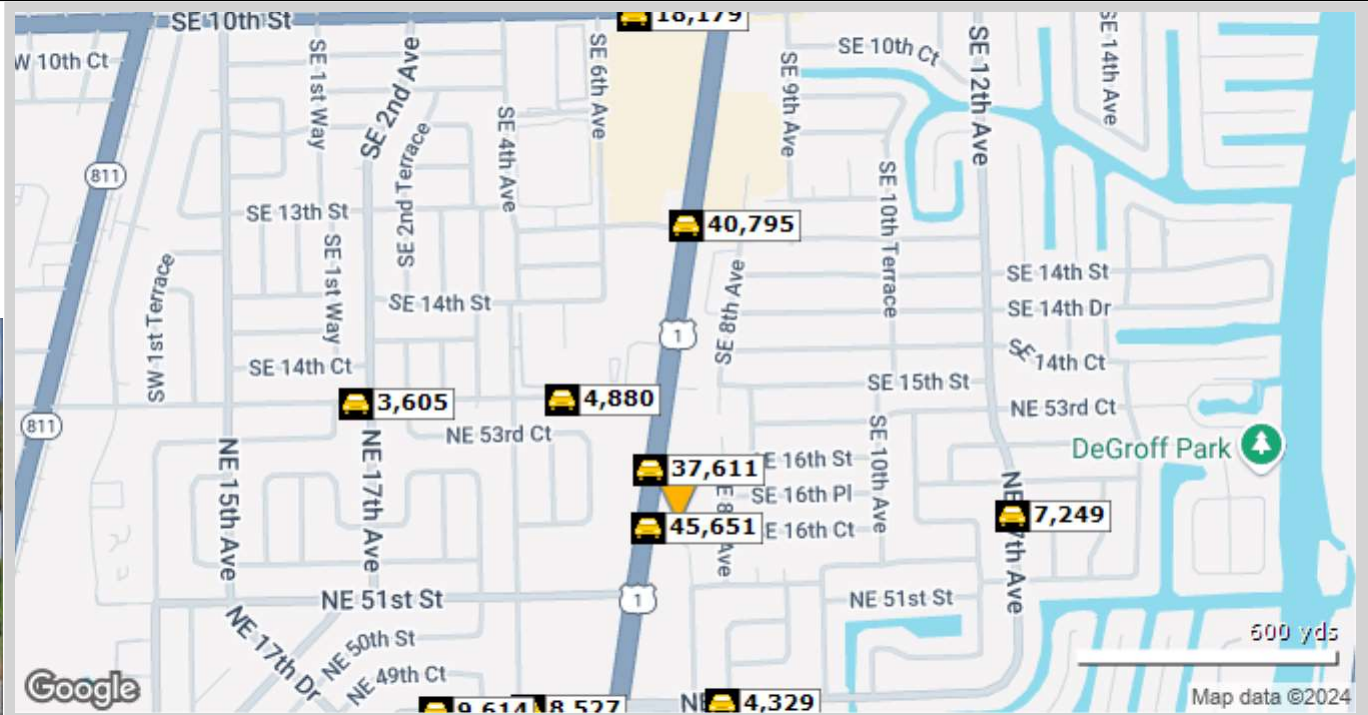


Traffic Count Report

2201 NE 52nd St, Pompano Beach, FL 33064

Building Type: **Class B Office**
 Class: **B**
 RBA: **14,006 SF**
 Typical Floor: **7,958 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 Federal Highway	N Federal Hwy	0.02 S	2022	45,651	MPSI	.04
2 N Federal Hwy	NE 52nd St	0.10 S	2022	37,611	MPSI	.09
3 NE 54th St	NE 19th Ter	0.07 W	2022	4,880	MPSI	.23
4 NE 49th St	NE 23rd Ave	0.01 E	2022	4,329	MPSI	.24
5 NE 49th St	NE 19th Ter	0.01 W	2022	8,527	MPSI	.31
6 Northeast 49th Street	NE 19th Ave	0.06 E	2022	9,614	MPSI	.40
7 S Federal Hwy	SE 13th Ct	0.01 S	2018	40,795	MPSI	.40
8 Northeast 27th Ter	NE 52nd Ct	0.04 N	2022	7,249	MPSI	.45
9 Northeast 54th Street	NE 17th Ave	0.02 E	2022	3,605	MPSI	.46
10 SE 10th St	SE 6th Ave	0.05 W	2022	18,179	MPSI	.69