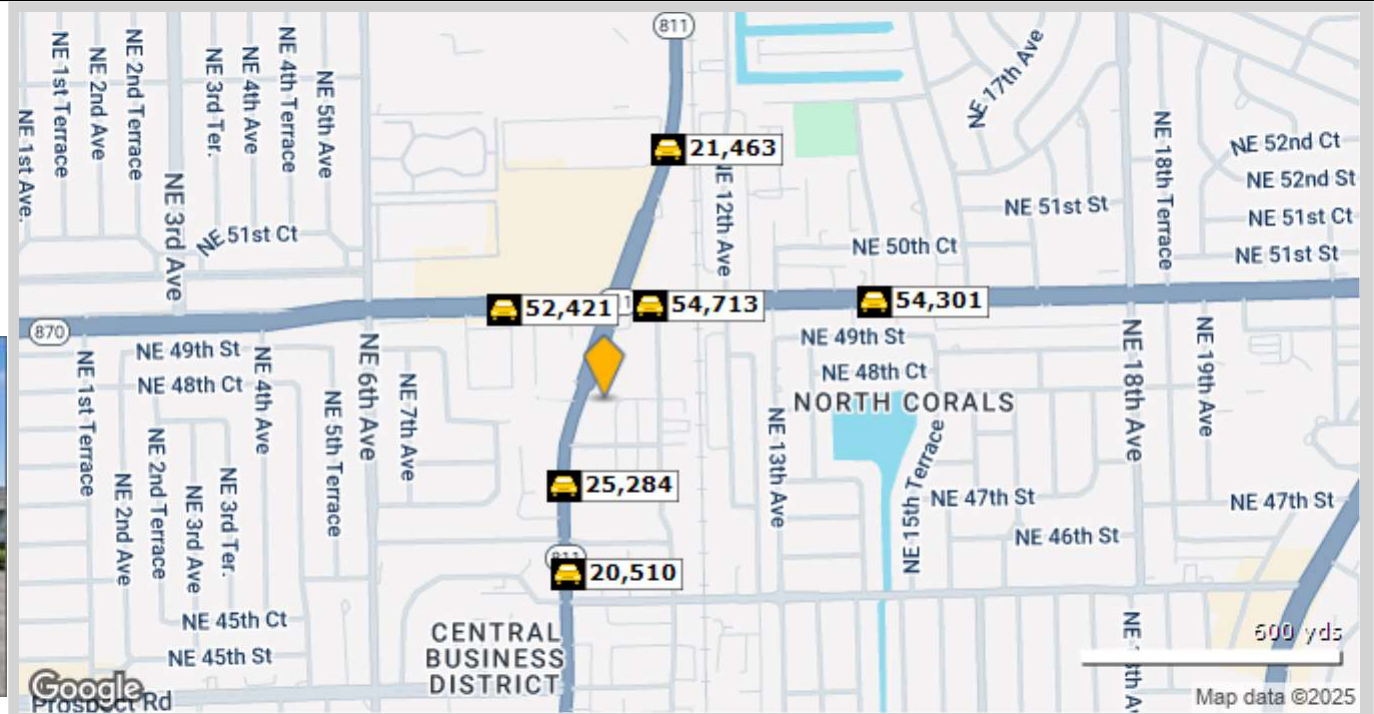


## Traffic Count Report

4840-4860 N Dixie Hwy, Oakland Park, FL 33334

Building Type: **Industrial**  
 RBA: **5,400 SF**  
 Land Area: **.25 AC**  
 Total Available: **0 SF**  
 Warehouse Avail: -  
 Office Avail: -  
 % Leased: **100%**  
 Rent/SF/Yr: -



|    | Street                    | Cross Street | Cross Str Dist | Count Year | Avg Daily Volume | Volume Type | Miles from Subject Prop |
|----|---------------------------|--------------|----------------|------------|------------------|-------------|-------------------------|
| 1  | Dixie Hwy                 | NE 48th St   | 0.05 N         | 2025       | 25,284           | MPSI        | .12                     |
| 2  | NE 50th St                | NE 11th Ave  | 0.01 E         | 2025       | 54,691           | MPSI        | .15                     |
| 3  | NE 50th St                | NE 11th Ave  | 0.01 E         | 2024       | 54,713           | MPSI        | .15                     |
| 4  | NE 50th St                | NE 9th Ave   | 0.04 E         | 2025       | 52,404           | MPSI        | .18                     |
| 5  | NE 50th St                | NE 9th Ave   | 0.04 E         | 2024       | 52,421           | MPSI        | .18                     |
| 6  | Dixie Hwy                 | NE 45th St   | 0.04 S         | 2025       | 20,510           | MPSI        | .23                     |
| 7  | Dixie Hwy                 | NE 51st St   | 0.10 S         | 2025       | 21,452           | MPSI        | .35                     |
| 8  | Dixie Hwy                 | NE 51st St   | 0.10 S         | 2024       | 21,463           | MPSI        | .35                     |
| 9  | East Commercial Boulevard | NE 4th Ave   | 0.03 W         | 2022       | 50,500           | AADT        | .39                     |
| 10 | East Commercial Boulevard | NE 15th Ave  | 0.03 W         | 2025       | 54,301           | MPSI        | .39                     |