Traffic Count Report

447-451 S Federal Hwy, Deerfield Beach, FL 33441 NE 4th St AE TOTH AVE Building Type: General Retail SW 1st Terrace SE 5th SE 9th Ave Secondary: Storefront Retail/Office NE 3rd St 6th 2nd 4th EHIIISboro Blvd GLA: 5,582 SF Ave Ave 41,159 Year Built: 1985 Sullivan Park SE 1st Terrace Total Available: **0 SF** % Leased: 100% SE 3rd St 5,016 Ocean Wav Rent/SF/Yr: -SE 3rd Ct SE 3rd PI SE 8th SE 4th St SE 4th St = SE 4th St SE 4th Ct 6,202 SE 4th Ct S 41,283 Ave THE COVE SiOceani Dr. SE 5th Ct SE 5th Ct SE 5th Ct SE 6th St SE7th St SE 7th ST 6,419 Socian Way SE 7th Ct SE 10th Terrace 37,576 SE 11th Ave SE 8th St 2nd SE 9th St Map data @2025 SE 10th St Count **Avg Daily** Volume Miles from Street **Cross Street Cross Str Dist** Year Volume Type **Subject Prop Federal Highway** SE 4th Ct 0.02 NW 2025 **MPSI** .05 41,283 SE 4th Ct SE 12th Ave 0.02 E 2025 6,202 **MPSI** .27 .28 S Federal Hwy E Hillsboro Blvd 0.14 N 2025 40,701 **MPSI** S Federal Hwy E Hillsboro Blvd 0.14 N 2024 41,159 **MPSI** .28 Southeast 12th Avenue SE 3rd St **MPSI** .32 5 0.00 N 2025 10.310 6 SE 12th Ave SE 2nd St 0.02 N 2023 **MPSI** .33 4,990 Southeast 12th Avenue SE 2nd St 0.02 N 2025 5,016 MPSI .33 8 S Federal Hwv SE 8th St 0.04 S 2018 37.576 **MPSI** .33 Southeast 12th Avenue SE 7th St **MPSI** .37 0.01 N 2023 6,195 Southeast 12th Avenue SE 7th St 0.01 N 2025 **MPSI** .38 6.419