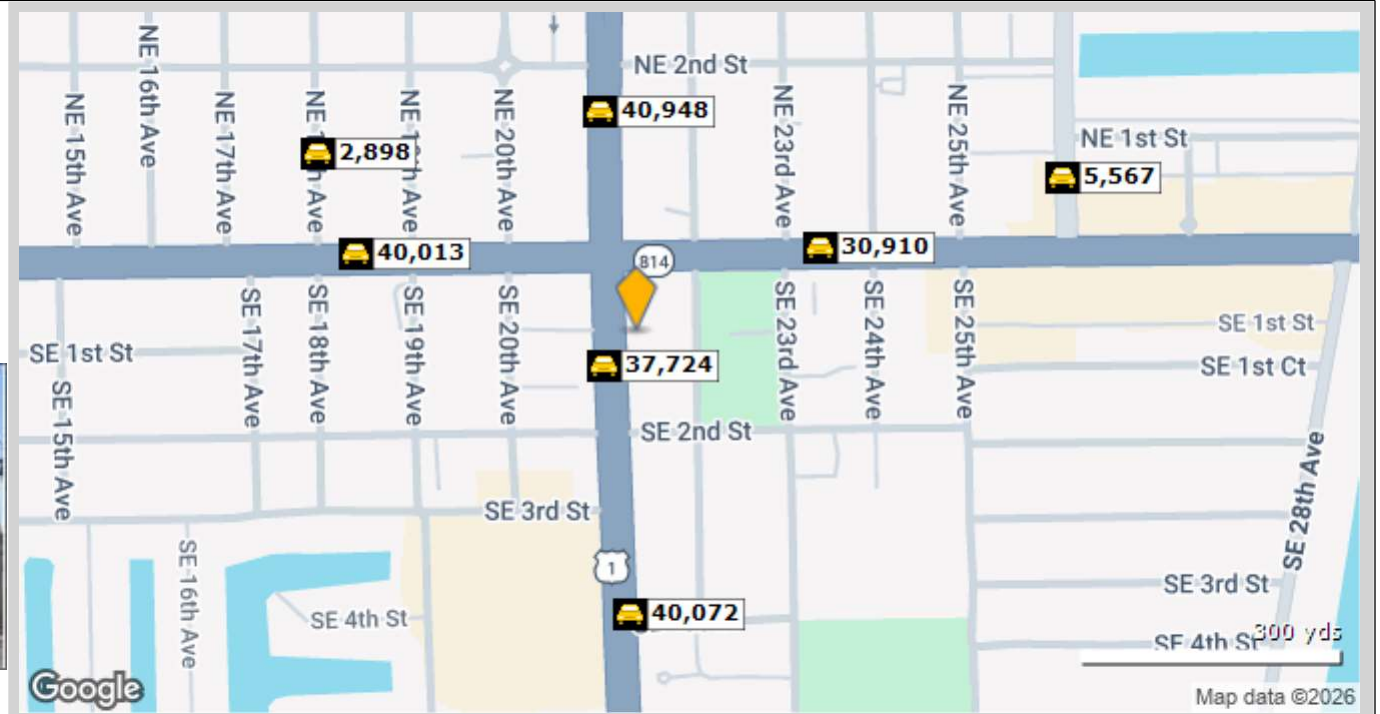


# Traffic Count Report

18 S Federal Hwy, Pompano Beach, FL 33062

Building Type: **General Retail**  
 Secondary: **Freestanding**  
 GLA: **2,990 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 S Federal Hwy	SE 2nd St	0.04 S	2025	37,701	MPSI	.03
2 S Federal Hwy	SE 2nd St	0.04 S	2024	37,724	MPSI	.03
3 E Atlantic Blvd	NE 23rd Ave	0.02 W	2018	30,910	MPSI	.14
4 N Federal Hwy	NE 2nd St	0.03 N	2018	40,948	MPSI	.15
5 Federal Highway	SE 4th St	0.01 S	2023	39,970	MPSI	.18
6 Federal Highway	SE 4th St	0.01 S	2025	40,072	MPSI	.18
7 E Atlantic Blvd	NE 18th Ave	0.02 W	2025	39,994	MPSI	.19
8 E Atlantic Blvd	NE 18th Ave	0.02 W	2024	40,013	MPSI	.19
9 NE 18th Ave	NE 2nd St	0.06 N	2025	2,898	MPSI	.24
10 NE 26th Ave	NE 1st St	0.03 N	2025	5,567	MPSI	.30