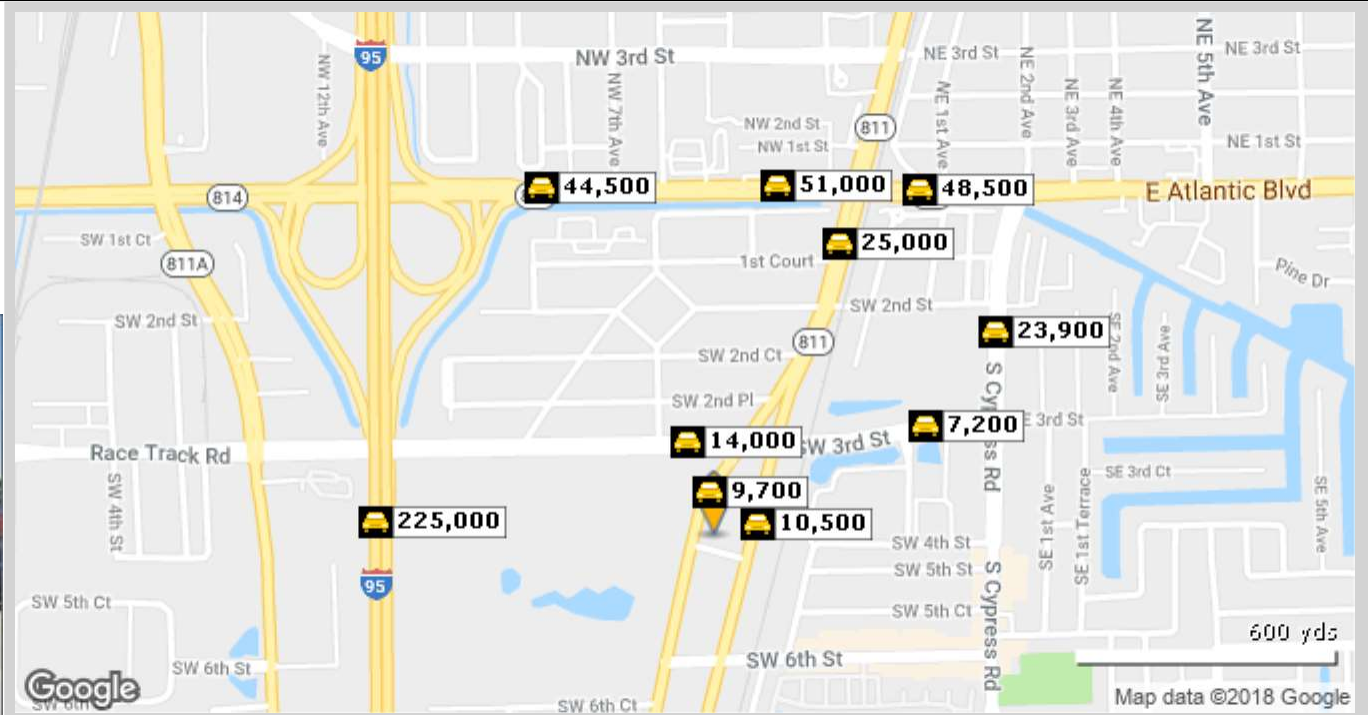


# Traffic Count Report

484 S Dixie Hwy W, Pompano Beach, FL 33060

Building Type: **General Retail**  
 Secondary: **Auto Repair**  
 GLA: **8,740 SF**  
 Year Built: **1961**  
 Total Available: **8,740 SF**  
 % Leased: **100%**  
 Rent/SF/Yr: **Negotiable**



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 S Dixie Hwy E	SW 5th St	0.05 S	2017	10,500	MPSI	.06
2 S Dixie Hwy W	SW 5th St	0.08 S	2017	9,700	MPSI	.07
3 SW 3rd St	S Dixie Hwy W	0.08 E	2017	14,000	MPSI	.14
4 SW 3rd St	Access Rd	0.04 W	2017	7,200	MPSI	.32
5 S Dixie Hwy	SW 1st Ct	0.02 S	2017	25,000	MPSI	.43
6 I- 95	SW 3rd St	0.10 N	2017	225,000	MPSI	.45
7 S Cypress Rd	SW 2nd St	0.04 N	2017	23,900	MPSI	.47
8 W Atlantic Blvd	S Dixie Hwy	0.10 E	2017	51,000	MPSI	.48
9 W Atlantic Blvd	I95 Ramp	0.10 W	2017	44,500	MPSI	.52
10 E Atlantic Blvd	NE 1st Ave	0.03 E	2017	48,500	MPSI	.54