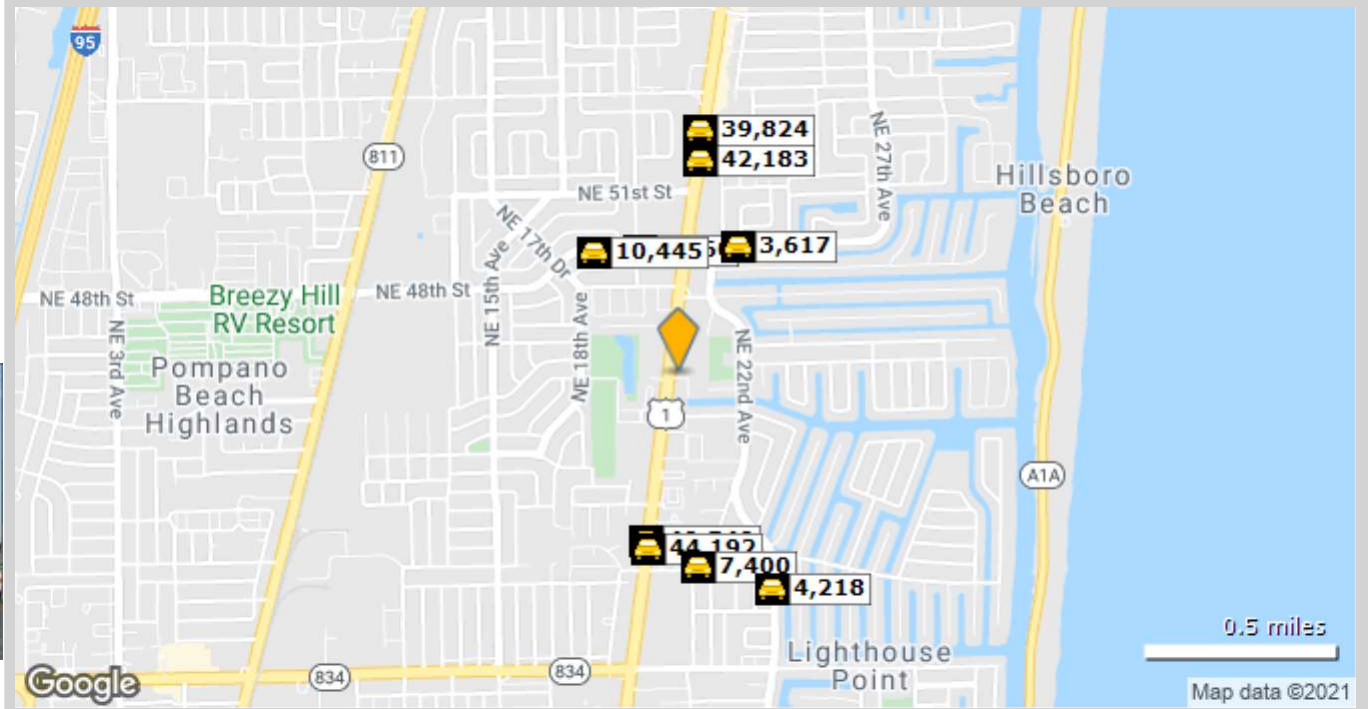


Traffic Count Report

4510 N Federal Hwy, Lighthouse Point, FL 33064

Building Type: **Class C Office**
 Class: **C**
 RBA: **3,000 SF**
 Typical Floor: **3,000 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	NE 49th St	NE 19th Ter	0.01 W	2020	8,060	MPSI	.35
2	NE 49th St	NE 23rd Ave	0.01 E	2020	3,617	MPSI	.38
3	Northeast 49th Street	NE 19th Ave	0.06 E	2020	10,445	MPSI	.39
4	N Federal Hwy	NE 41st St	0.09 N	2020	40,549	MPSI	.44
5	Federal Highway	N Federal Hwy	0.06 S	2020	44,192	MPSI	.47
6	NE 39th St	NE 21st Way	0.02 SW	2020	9,817	MPSI	.51
7	Northeast 39th Street	NE 21st Way	0.02 SW	2018	7,400	AADT	.51
8	Federal Highway	N Federal Hwy	0.02 S	2020	42,183	MPSI	.58
9	Northeast 23rd Avenue	NE 38th St	0.07 S	2020	4,218	MPSI	.62
10	N Federal Hwy	NE 52nd St	0.10 S	2020	39,824	MPSI	.66