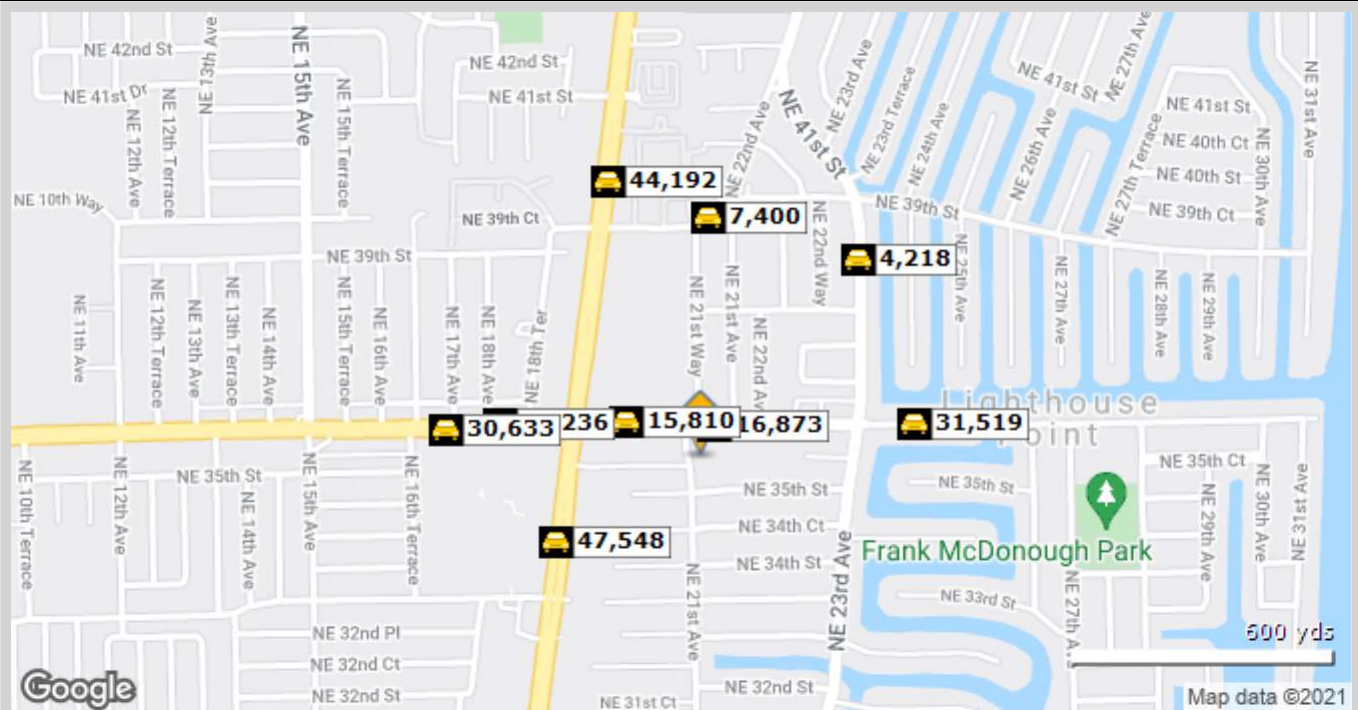


# Traffic Count Report

## ARC Professional Building

2100 E Sample Rd, Lighthouse point, FL 33064

Building Type: **Class B Office**  
 Class: **B**  
 RBA: **11,452 SF**  
 Typical Floor: **5,726 SF**  
 Total Available: **1,330 SF**  
 % Leased: **88.39%**  
 Rent/SF/Yr: **Negotiable**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	East Sample Road	NE 21st Way	0.02 W	2020	16,873	MPSI	.05
2	NE 36th St	N Federal Hwy	0.08 W	2020	15,810	MPSI	.11
3	N Federal Hwy	NE 34th Ct	0.01 S	2020	47,548	MPSI	.22
4	NE 36th St	NE 18th Ave	0.02 W	2020	33,236	MPSI	.27
5	NE 36th St	NE 23rd Ave	0.08 W	2018	31,519	MPSI	.29
6	NE 39th St	NE 21st Way	0.02 SW	2020	9,817	MPSI	.32
7	Northeast 39th Street	NE 21st Way	0.02 SW	2018	7,400	AADT	.32
8	East Sample Road	NE 17th Ave	0.01 NE	2020	30,633	MPSI	.34
9	Northeast 23rd Avenue	NE 38th St	0.07 S	2020	4,218	MPSI	.34
10	Federal Highway	N Federal Hwy	0.06 S	2020	44,192	MPSI	.39