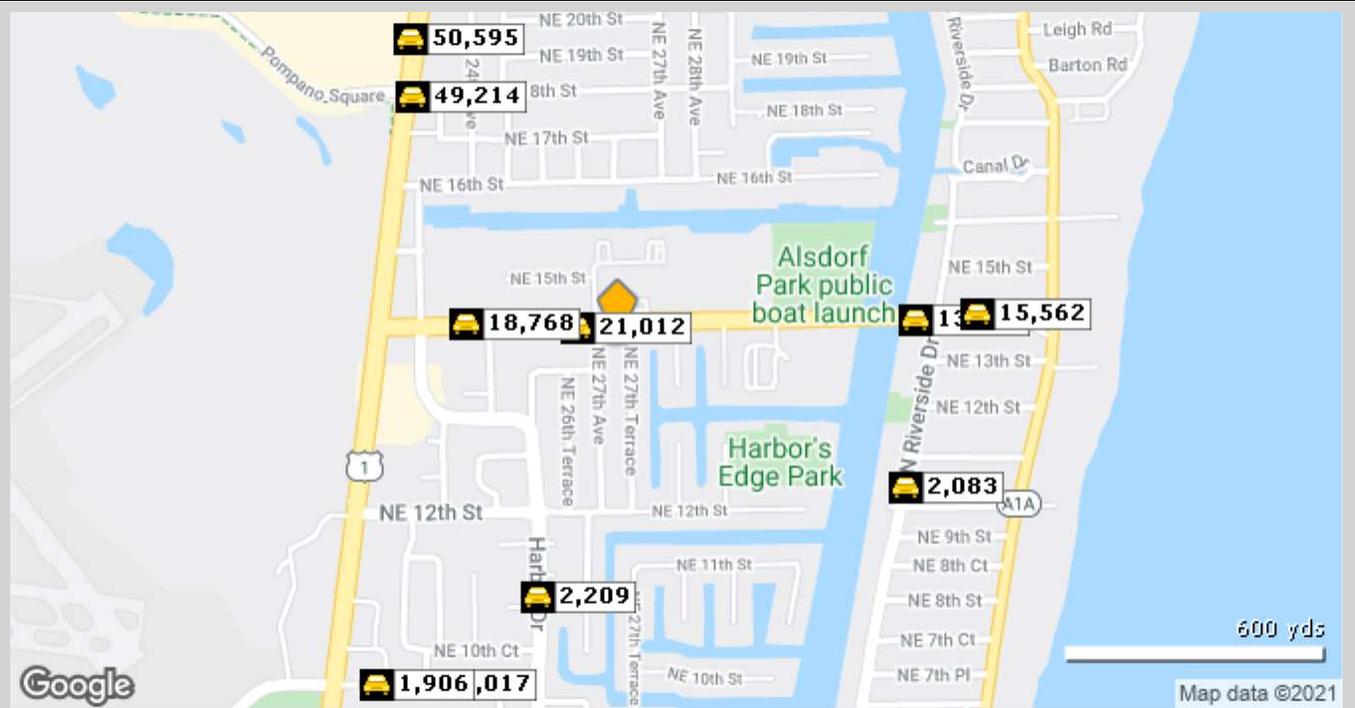


Traffic Count Report

Gregory Building East

2700 NE 14th St, Pompano Beach, FL 33062

Building Type: **Class C Office**
 Class: **C**
 RBA: **9,672 SF**
 Typical Floor: **9,672 SF**
 Total Available: **2,900 SF**
 % Leased: **70.02%**
 Rent/SF/Yr: **\$20.00**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Northeast 14th Street Causeway	NE 27th Ave	0.03 E	2020	21,012	MPSI	.06
2	NE 14th St	NE 25th Ave	0.03 E	2020	18,768	MPSI	.20
3	Northeast 26th Avenue	NE 11th St	0.02 S	2020	2,209	MPSI	.35
4	Northeast 14th Street Causeway	N Riverside Dr	0.03 E	2020	13,975	MPSI	.40
5	Federal Highway	NE 18th St	0.00 N	2020	49,214	MPSI	.43
6	N Riverside Dr	NE 10th St	0.03 S	2018	2,083	MPSI	.43
7	NE 14th Street Cswy	N Riverside Dr	0.05 W	2020	15,562	MPSI	.49
8	N Federal Hwy	Pompano Sq	0.08 S	2020	50,595	MPSI	.50
9	Northeast 10th Street	NE 23rd Ave	0.01 W	2020	4,017	MPSI	.51
10	NE 10th St	N Federal Hwy	0.06 W	2018	1,906	MPSI	.55