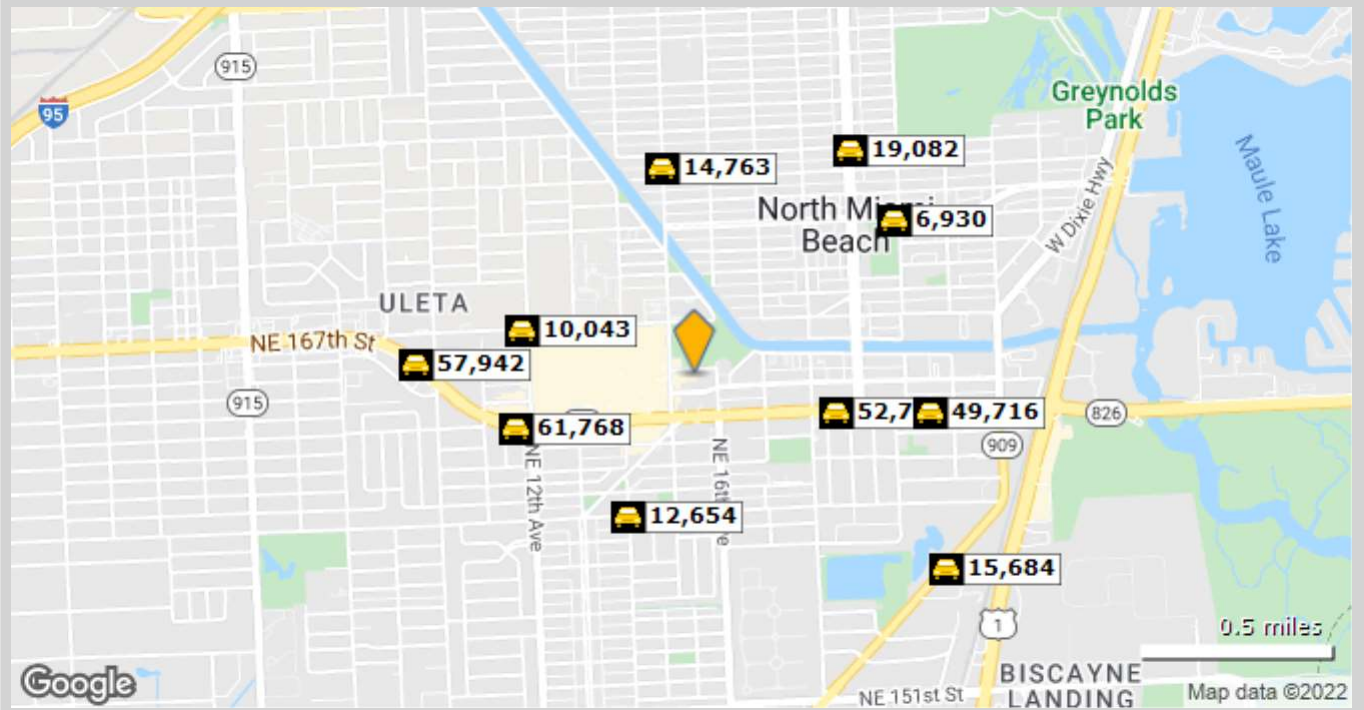


Traffic Count Report

165th Street Shopping Center

1540-1572 NE 165th St, North Miami Beach, FL 33162

Building Type: **General Retail**
 Secondary: -
 GLA: **16,500 SF**
 Year Built: **1967**
 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 163rd St | NE 18th Ct | 0.03 W | 2020 | 52,716 | MPSI | .40 |
| 2 | Northeast 159th Street | NE 14th Ave | 0.00 E | 2020 | 12,654 | MPSI | .41 |
| 3 | Northeast 167th Street | NE 12th Ave | 0.02 E | 2020 | 10,043 | MPSI | .47 |
| 4 | Northeast 163rd Street | NE 11th Ct | 0.03 W | 2020 | 61,768 | MPSI | .49 |
| 5 | Northeast 15th Avenue | NE 174th St | 0.03 N | 2020 | 14,763 | MPSI | .57 |
| 6 | Northeast 163rd Street | NE 21st Ave | 0.06 E | 2020 | 49,716 | MPSI | .64 |
| 7 | Northeast 171st Street | NE 20th Ave | 0.02 E | 2020 | 6,930 | MPSI | .69 |
| 8 | N Miami Beach Blvd | NE 10th Ave | 0.07 SE | 2020 | 57,942 | MPSI | .74 |
| 9 | Northeast 19th Avenue | NE 174th St | 0.01 NW | 2020 | 19,082 | MPSI | .74 |
| 10 | West Dixie Highway | NE 155th St | 0.11 SW | 2020 | 15,684 | MPSI | .85 |

