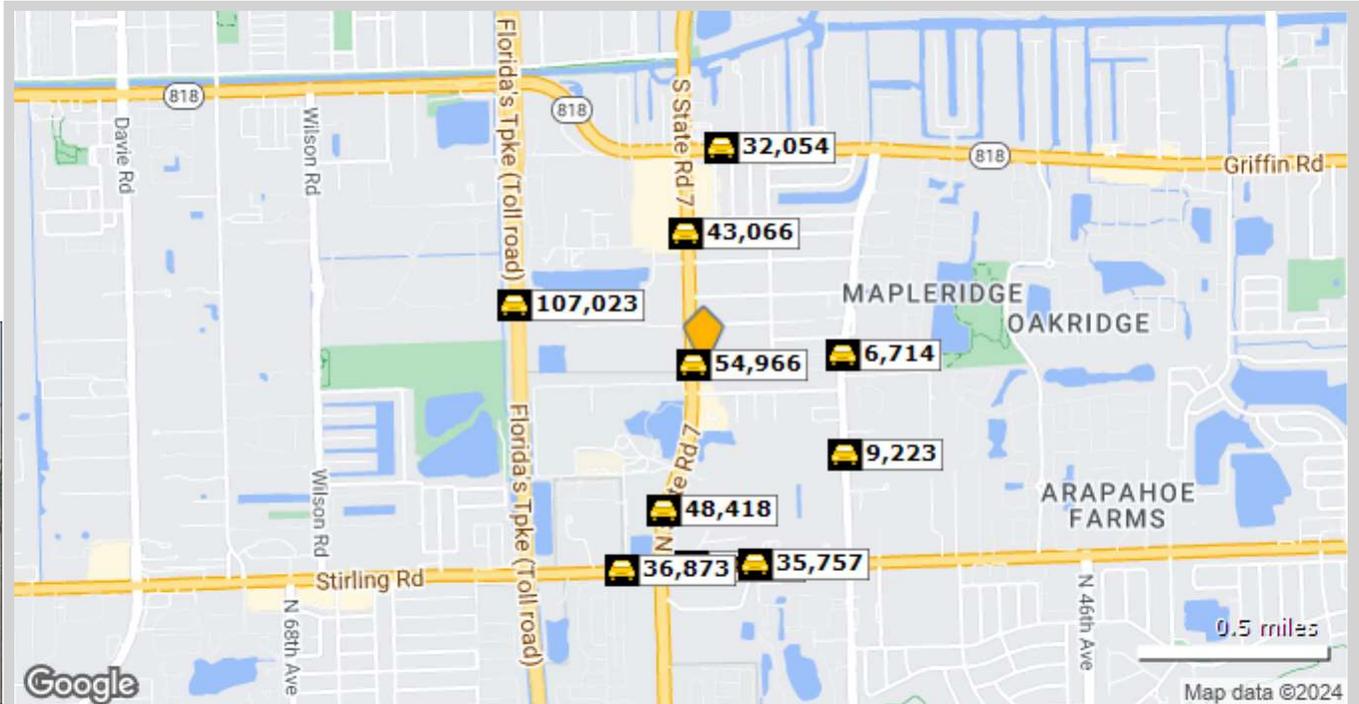


Traffic Count Report

Twin Shopping Center South

5400 S State Road 7, Davie, FL 33314

Building Type: **General Retail**
 Secondary: **Freestanding**
 GLA: **8,400 SF**
 Year Built: **1965**
 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	State Road 7	SW 54th St	0.01 S	2022	54,966	MPSI	.04
2	Southwest 40th Avenue	SW 53rd St	0.05 N	2022	6,714	MPSI	.38
3	US Hwy 441	Debbie Cir	0.14 N	2022	48,418	MPSI	.38
4	US Hwy 441	SW 49th Ct	0.04 N	2022	43,066	MPSI	.38
5	SW 40th Ave	SW 56th Ct	0.01 N	2018	9,223	MPSI	.44
6	SW 45th Way	Stirling Rd	0.00 S	2022	34,800	MPSI	.52
7	Stirling Road	N 58th Ave	0.01 W	2022	35,757	MPSI	.53
8	Florida's Tpke	Florida Tpke	0.14 N	2022	107,023	MPSI	.54
9	Stirling Rd	Hwy 441	0.10 E	2022	36,873	MPSI	.57
10	Griffin Rd	SW 45th Ave	0.02 W	2022	32,054	MPSI	.61

