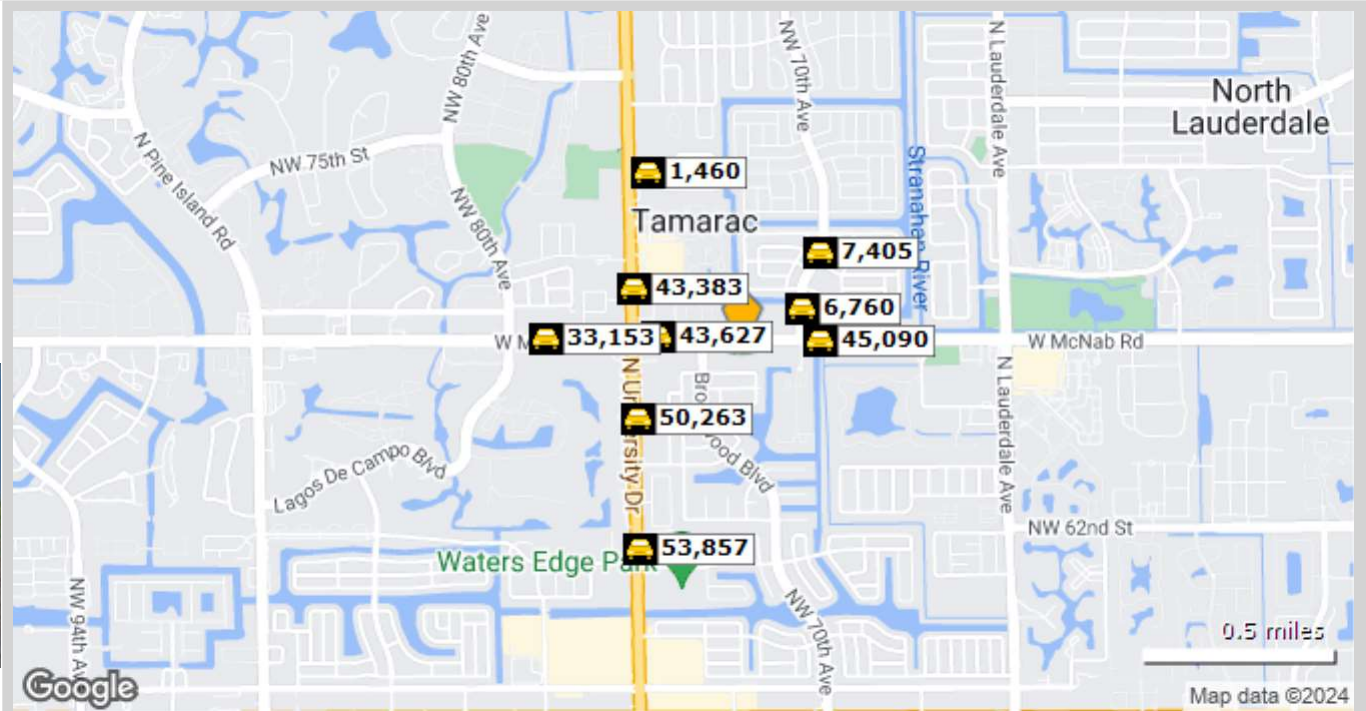


Traffic Count Report

Brookwood Center

7108-7162 W McNab Rd, Tamarac, FL 33321

Building Type: **General Retail**
 Secondary: **Storefront Retail/Office**
 GLA: **27,025 SF**
 Year Built: **1975**
 Total Available: **1,200 SF**
 % Leased: **95.56%**
 Rent/SF/Yr: **Negotiable**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	NW 70th Ave	NW 70th St	0.05 N	2022	6,760	MPSI	.20
2	West McNab Road	NW 69 Ave	0.03 NE	2022	45,090	MPSI	.21
3	SW 15th St	McNab Rd	0.43 E	2016	45,000	MPSI	.23
4	SW 15th St	McNab Rd	0.43 E	2022	43,627	MPSI	.23
5	N University Dr	NW 64th St	0.12 S	2022	50,263	MPSI	.32
6	N University Dr	NW 71st Ct	0.08 N	2022	43,383	MPSI	.33
7	Northwest 70th Avenue	NW 71st St	0.02 SW	2022	7,405	MPSI	.35
8	W McNab Rd	NW 80th Ave	0.10 W	2022	33,153	MPSI	.52
9	NW 76th St	N University Dr	0.04 W	2022	1,460	MPSI	.55
10	North University Drive	N University Dr	0.03 S	2022	53,857	MPSI	.58

