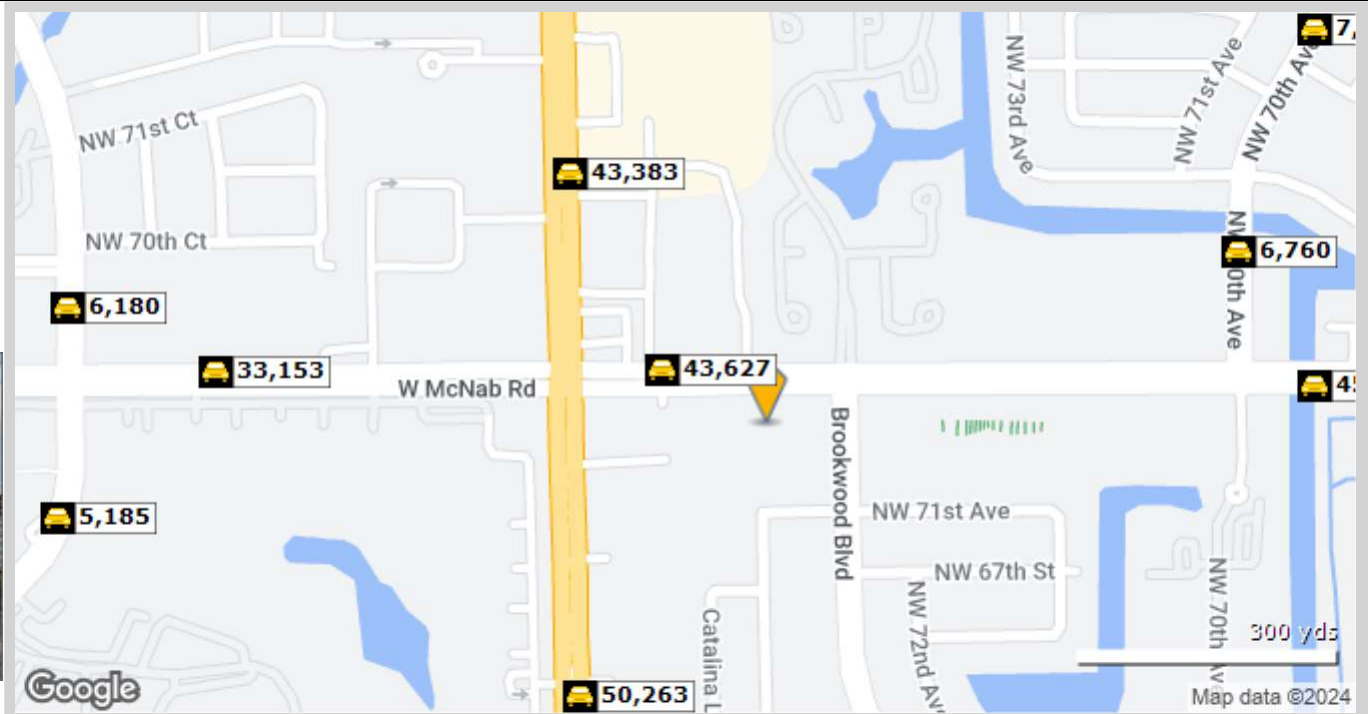


Traffic Count Report

McNab Commons

7310 W McNab Rd, Tamarac, FL 33321

Building Type: **Class C Office**
 Class: **C**
 RBA: **13,914 SF**
 Typical Floor: **6,957 SF**
 Total Available: **975 SF**
 % Leased: **92.99%**
 Rent/SF/Yr: **\$15.38**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	SW 15th St	McNab Rd	0.43 E	2016	45,000	MPSI	.08
2	SW 15th St	McNab Rd	0.43 E	2022	43,627	MPSI	.08
3	N University Dr	NW 71st Ct	0.08 N	2022	43,383	MPSI	.21
4	N University Dr	NW 64th St	0.12 S	2022	50,263	MPSI	.22
5	NW 70th Ave	NW 70th St	0.05 N	2022	6,760	MPSI	.34
6	W McNab Rd	NW 80th Ave	0.10 W	2022	33,153	MPSI	.37
7	West McNab Road	NW 69 Ave	0.03 NE	2022	45,090	MPSI	.37
8	Northwest 70th Avenue	NW 71st St	0.02 SW	2022	7,405	MPSI	.45
9	NW 80th Ave	NW 70th St	0.03 N	2022	6,180	MPSI	.47
10	Lagos de Campo Blvd	N Colony Cir	0.09 SW	2022	5,185	MPSI	.47

