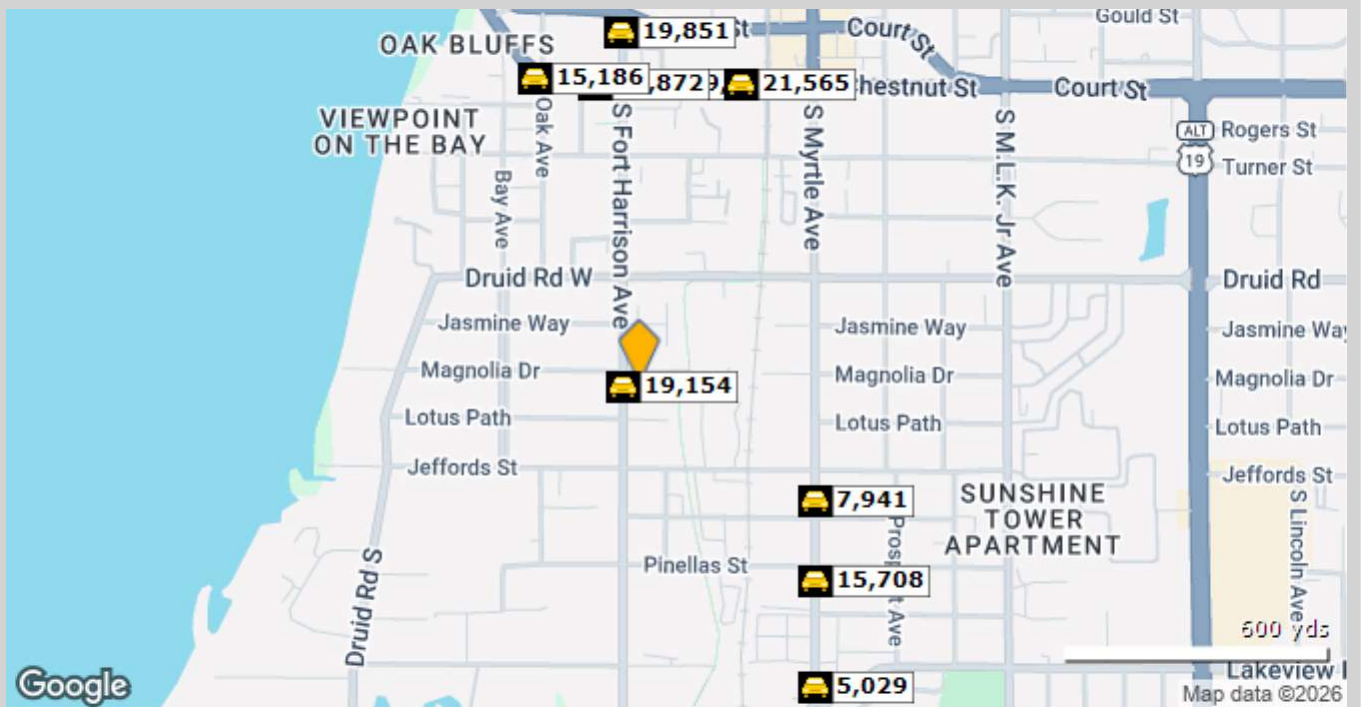


Traffic Count Report

Harbor Oaks Professional Center

1001 S Fort Harrison Ave, Clearwater, FL 33756

Building Type: **Class B Office**
 Class: **B**
 RBA: **20,386 SF**
 Typical Floor: **10,193 SF**
 Total Available: **6,542 SF**
 % Leased: **67.91%**
 Rent/SF/Yr: **\$28.57**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	S Ft Harrison Ave	Magnolia Dr	0.02 N	2026	19,154	MPSI	.02
2	South Myrtle Avenue	Grand Central St	0.02 S	2026	7,941	MPSI	.27
3	S Myrtle Ave	Pinellas St	0.02 N	2025	15,708	MPSI	.34
4	Chestnut St	S Garden Ave	0.02 E	2026	15,125	MPSI	.40
5	Chestnut Street	S Garden Ave	0.01 W	2026	19,424	MPSI	.40
6	Chestnut St	Palm Ave	0.02 W	2026	17,872	MPSI	.40
7	Chestnut Street	Chestnut Street	0.17 E	2026	21,565	MPSI	.42
8	Oak Ave	Chestnut St	0.01 E	2026	15,186	MPSI	.43
9	S Myrtle Ave	A St	0.03 N	2026	5,029	MPSI	.46
10	S Ft Harrison Ave	Markley St	0.02 S	2026	19,851	MPSI	.47