Traffic Count Report

ARC Professional Building 2100 E Sample Rd, Lighthouse point, FL 33064 Building Type: Class B Office K 7,400 NE 22nd NE 39th Ct NE 22nd Way NE 39th St Class: B NE 26th Ave RBA: 11,452 SF **4,189** Typical Floor: 5,726 SF NE 21st Total Available: 1,600 SF NE 21st Way % Leased: 100% NE 38th St Rent/SF/Yr: Negotiable NE 17th NE 18th 22nd NE 16th Ave NE 18th Ter Ave Ave 23rd Samp ____ 14,487 NE 3 31,519 **16,757** NE 35th St NE 34th C1 300 yds NE 34th Ct NE 34th Ct Cooole 45,917 Map data @2024 Count **Avg Daily** Volume Miles from Street **Cross Street Cross Str Dist** Year Volume Type **Subject Prop East Sample Road NE 21st Way** 0.02 W 2022 **MPSI** .05 1 16,757 NE 36th St N Federal Hwy 0.08 W 2022 14,487 **MPSI** .11 **MPSI** .22 N Federal Hwy NE 34th Ct 0.01 S 2022 45,917 NE 36th St NE 18th Ave 0.02 W 2022 31,676 **MPSI** .27 5 NE 36th St 0.08 W **MPSI** .29 NE 23rd Ave 2018 31.519 6 NE 39th St 0.02 SW 2022 **MPSI** .32 **NE 21st Way** 5,318 **Northeast 39th Street NE 21st Way** 0.02 SW 2022 7,381 **MPSI** .32 8 **Northeast 39th Street NE 21st Way** 0.02 SW 2019 7.400 **AADT** .32 Northeast 23rd Avenue NE 38th St 0.07 S 2022 **MPSI** .34 4,189 **East Sample Road** NE 17th Ave 0.01 NE 2022 29,959 **MPSI** .34

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