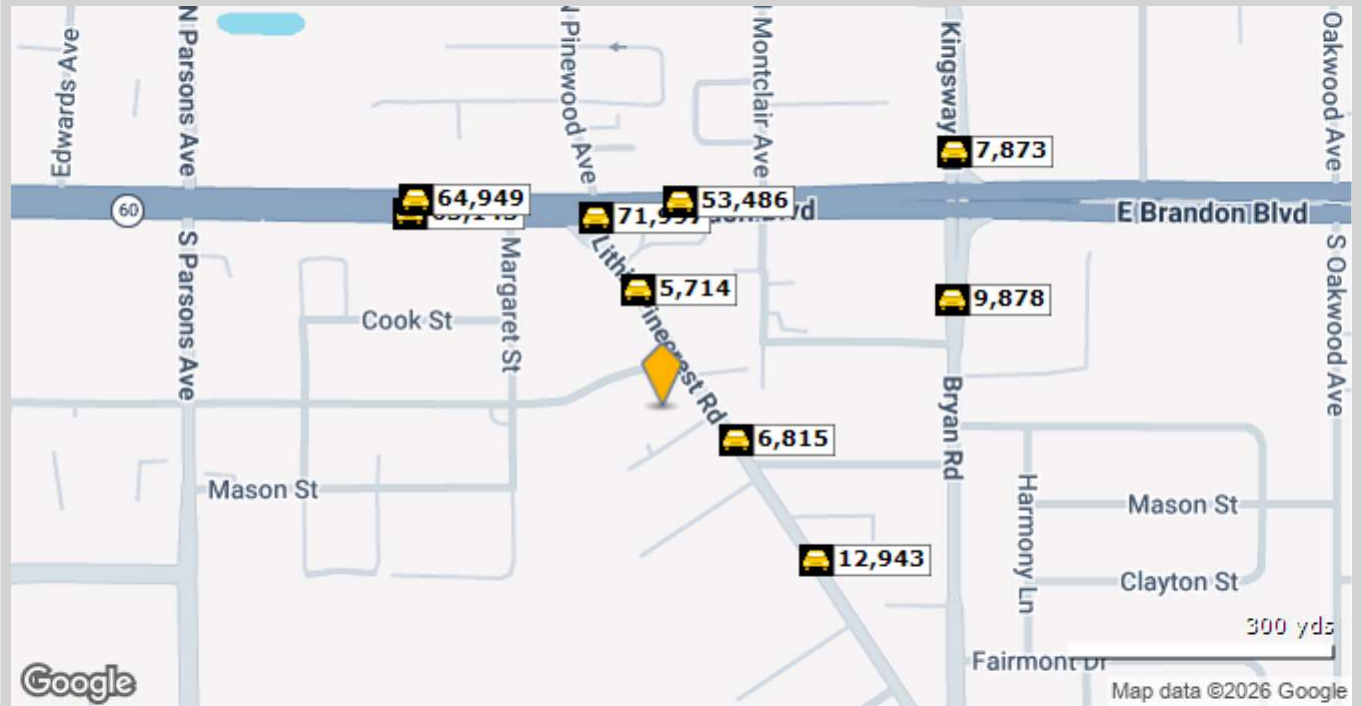


Traffic Count Report

Brandon Palms Professional Center

311-345 E Robertson St, Brandon, FL 33511

Building Type: **Class B Office**
 Class: **B**
 RBA: **16,925 SF**
 Typical Floor: **16,925 SF**
 Total Available: **1,900 SF**
 % Leased: **94.39%**
 Rent/SF/Yr: **\$22.11**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Lithia Pinecrest Road	Westbrook Avenue	0.04 SE	2026	6,815	MPSI	.05
2	Lithia Pinecrest Rd	E Robertson St	0.05 SE	2026	5,714	MPSI	.08
3	East Brandon Boulevard	Lithia Pinecrest Road	0.01 W	2026	71,997	MPSI	.13
4	E Brandon Blvd	S Montclair Ave	0.05 E	2025	52,375	MPSI	.14
5	E Brandon Blvd	S Montclair Ave	0.05 E	2026	53,486	MPSI	.14
6	Lithia Pinecrest Rd	Laughing Springs Rd	0.04 SE	2026	12,943	MPSI	.14
7	Bryan Rd	Wilbur St	0.03 S	2026	9,878	MPSI	.20
8	East Brandon Boulevard	Carver Ave	0.07 W	2026	63,143	MPSI	.21
9	E Brandon Blvd	Margaret St	0.07 E	2026	64,949	MPSI	.21
10	Kingsway Road	E Brandon Blvd	0.03 S	2026	7,873	MPSI	.26