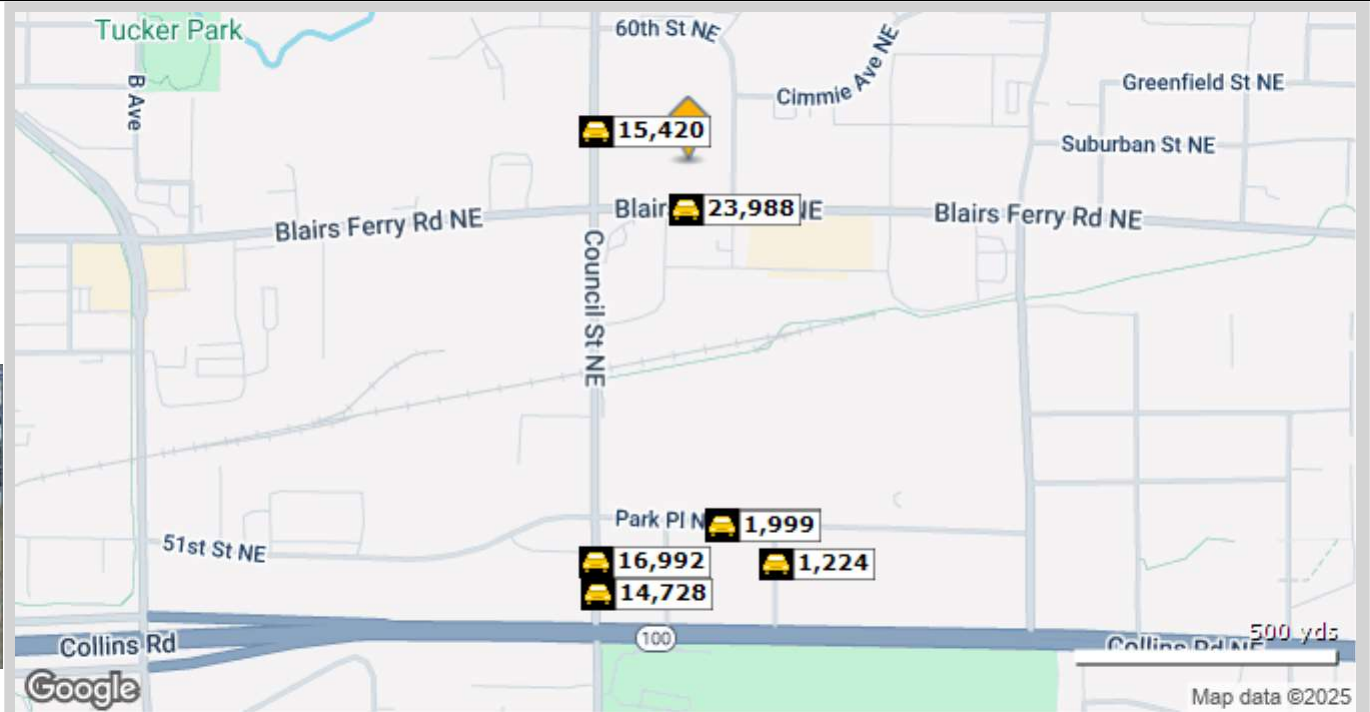


Traffic Count Report

La Petite Academy of Cedar Rapids

1350 Blair's Ferry Rd NE, Cedar Rapids, IA 52402

Building Type: **General Retail**
 Secondary: **Day Care Center**
 GLA: **6,100 SF**
 Year Built: **1991**
 Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: **-**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Blairs Ferry Rd NE	Dry Creek Ln NE	0.05 E	2024	24,127	MPSI	.05
2	Blairs Ferry Rd NE	Dry Creek Ln NE	0.05 E	2025	23,988	MPSI	.05
3	Council St NE	Blairs Ferry Rd NE	0.09 S	2024	15,520	MPSI	.11
4	Council St NE	Blairs Ferry Rd NE	0.09 S	2025	15,420	MPSI	.11
5	Park Pl NE	PkPl Ln NE	0.06 E	2025	1,988	MPSI	.40
6	Park Pl NE	PkPl Ln NE	0.06 E	2024	1,999	MPSI	.40
7	Council Street Northeast	Collins Rd NE	0.04 S	2025	16,992	MPSI	.45
8	Park Place Ln NE	PkPl NE	0.04 N	2025	1,218	MPSI	.45
9	Park Place Ln NE	PkPl NE	0.04 N	2024	1,224	MPSI	.45
10	Council St NE	Collins Rd NE	0.04 S	2022	14,728	MPSI	.48