

# RE/MAX<sup>®</sup>

PROPERTY REPORT

## 106 W Oak St, Arcadia, FL 34266



Presented by

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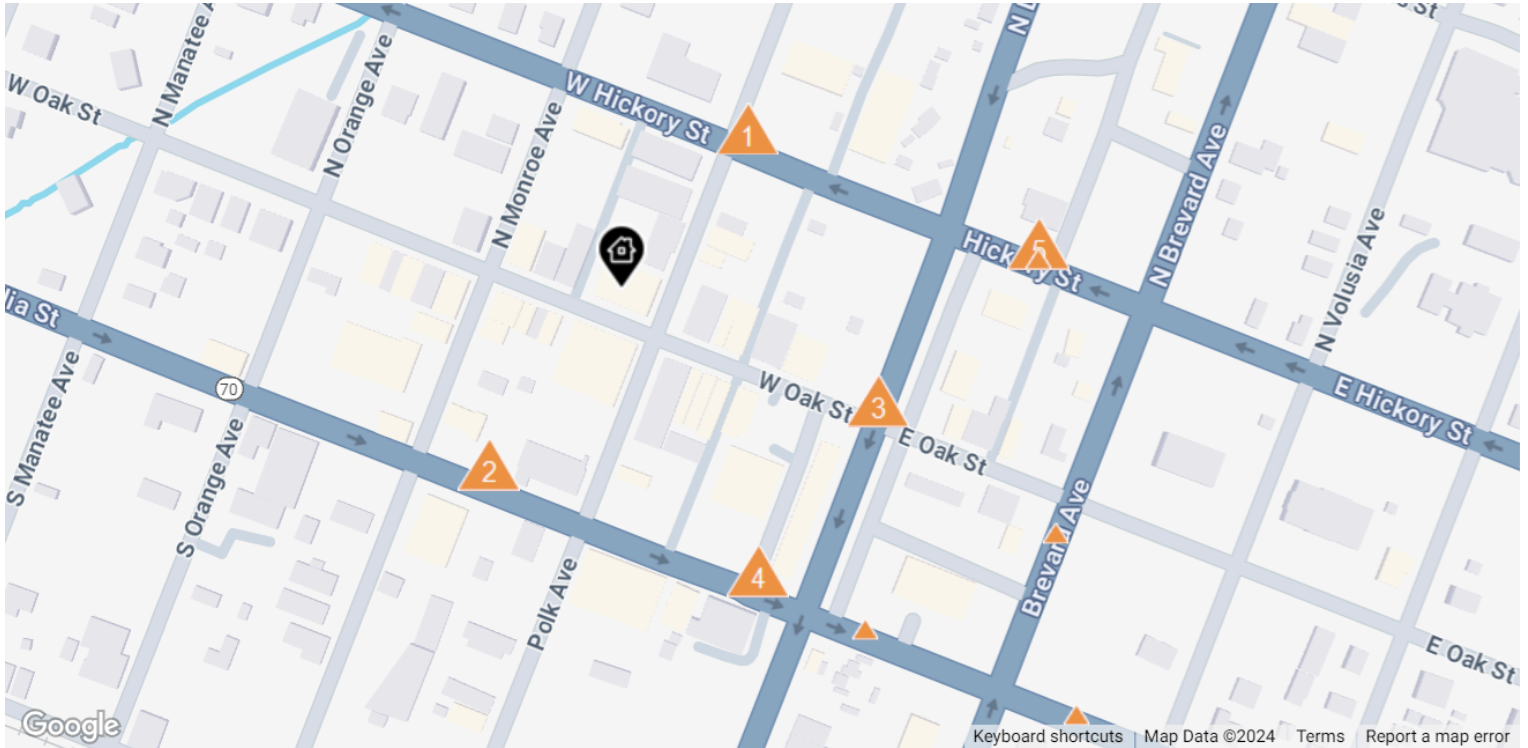
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### Traffic Counts



Daily Traffic Counts:   
▲ Up 6,000 / day   
▲ 6,001 – 15,000   
▲ 15,001 – 30,000   
▲ 30,001 – 50,000   
▲ 50,001 – 100,000   
▲ Over 100,000 / day

**1**  
**9,585**  
 2023 Est. daily traffic counts

Street: Hickory St  
 Cross: N Desoto Ave  
 Cross Dir: SE  
 Dist: 0.01 miles

Historical counts

Year	Count	Type
2022	9,600	AA DT
2021	9,100	AA DT
2020	10,000	AA DT
2019	9,500	AA DT
2018	10,500	AA DT

**2**  
**8,885**  
 2023 Est. daily traffic counts

Street: Magnolia Street  
 Cross: Monroe Ave  
 Cross Dir: NW  
 Dist: 0.02 miles

Historical counts

Year	Count	Type
2022	9,100	AA DT
2021	8,700	AA DT
2020	8,200	AA DT
2019	9,300	AA DT
2018	8,700	AA DT

**3**  
**8,625**  
 2023 Est. daily traffic counts

Street: Oak Street  
 Cross: Oak St  
 Cross Dir: NE  
 Dist: -

Historical counts

Year	Count	Type
2022	9,700	AA DT
2021	8,200	AA DT
2020	7,600	AA DT
2019	8,900	AA DT

**4**  
**8,569**  
 2023 Est. daily traffic counts

Street: Magnolia St  
 Cross: W Magnolia St  
 Cross Dir: NW  
 Dist: -

Historical counts

Year	Count	Type
2005	8,500	AA DT
1997	8,400	AA DT

**5**  
**9,490**  
 2023 Est. daily traffic counts

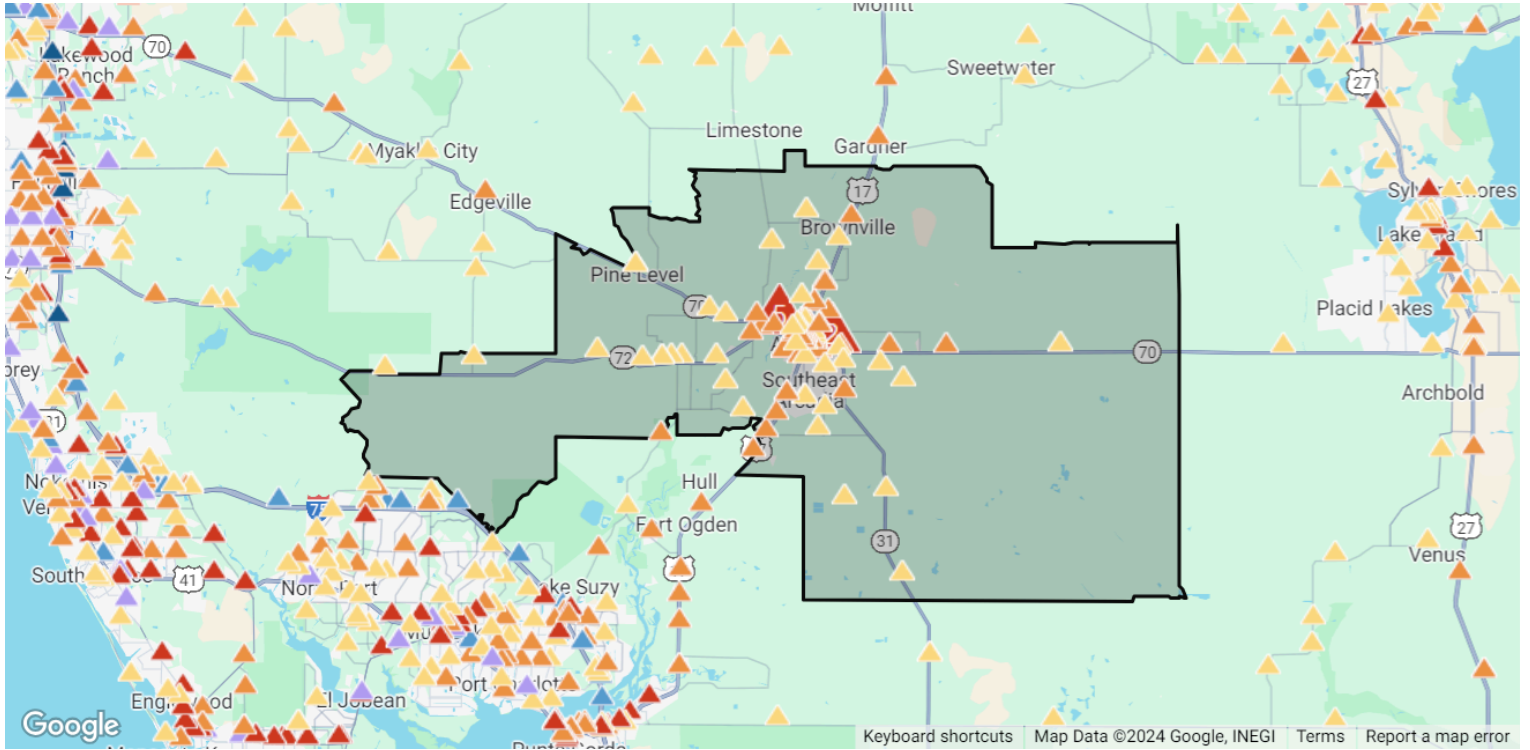
Street: Hickory Street  
 Cross: N Desoto Ave  
 Cross Dir: NW  
 Dist: 0.04 miles

Historical counts

Year	Count	Type
2021	8,900	AA DT
2020	9,000	AA DT
2019	9,900	AA DT
2018	10,500	AA DT

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (\*)

### Traffic Counts



Daily Traffic Counts: ▲ Up to 6,000 / day ▲ 6,001 – 15,000 ▲ 15,001 – 30,000 ▲ 30,001 – 50,000 ▲ 50,001 – 100,000 ▲ Over 100,000 / day

**1**  
**22,124**

2023 Est. daily traffic counts

Street: Oak Street  
Cross: 16th Ave  
Cross Dir: NW  
Dist: 0.01 miles

Historical counts

Year	Count	Type
2022	▲ 23,500	AADT
2021	▲ 20,500	AADT
2020	▲ 22,000	AADT
2019	▲ 22,000	AADT
2018	▲ 20,500	AADT

**2**  
**18,549**

2023 Est. daily traffic counts

Street: State Hwy 70  
Cross: Polk Ave  
Cross Dir: E  
Dist: 0.29 miles

Historical counts

Year	Count	Type
2005	▲ 18,400	AADT
1997	▲ 15,600	AADT

**3**  
**15,541**

2023 Est. daily traffic counts

Street: Brevard Avenue  
Cross: Nelson St  
Cross Dir: NW  
Dist: 0.07 miles

Historical counts

Year	Count	Type
2022	▲ 16,700	AADT
2021	▲ 8,400	AADT
2020	▲ 7,600	AADT
2019	▲ 9,200	AADT

**4**  
**15,541**

2023 Est. daily traffic counts

Street: Brevard Avenue  
Cross: Nelson St  
Cross Dir: NW  
Dist: 0.07 miles

Historical counts

Year	Count	Type
2021	▲ 15,500	AADT
2020	▲ 14,400	AADT
2019	▲ 16,600	AADT
2018	▲ 15,400	AADT

**5**  
**15,285**

2023 Est. daily traffic counts

Street: State Hwy 70  
Cross: Gene's Little Acres Rd  
Cross Dir: W  
Dist: 0.04 miles

Historical counts

Year	Count	Type
2021	▲ 14,900	AADT
2020	▲ 13,500	AADT
2019	▲ 14,600	AADT
2018	▲ 14,000	AADT

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (\*)

## About RPR (Realtors Property Resource)

- Realtors Property Resource® is a wholly owned subsidiary of the National Association REALTORS®.
- RPR offers comprehensive data – including a nationwide database of 164 million properties – as well as powerful analytics and dynamic reports exclusively for members of the NAR.
- RPR's focus is giving residential and commercial real estate practitioners, brokers, and MLS and Association staff the tools they need to serve their clients.
- This report has been provided to you by a member of the NAR.



## About RPR's Data

RPR generates and compiles real estate and other data from a vast array of sources. The data contained in your report includes some or all of the following:

- **Listing data** from our partner MLSs and CIEs, and related calculations, like estimated value for a property or median sales price for a local market.
- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records.
- **Market conditions and forecasts** based on listing and public records data.
- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.
- **School data and reviews** from Niche.
- **Specialty data sets** such as walkability scores, traffic counts and flood zones.



## Update Frequency

- Listings and public records data are updated on a continuous basis.
- Charts and statistics calculated from listing and public records data are refreshed monthly.
- Other data sets range from daily to annual updates.

## Learn more

For more information about RPR, please visit RPR's public website: <https://blog.narrpr.com>

