

Traffic Count Report

5506 Broadway Blvd, Garland, TX 75043

Building Type: **Class B Office**

Class: **B**

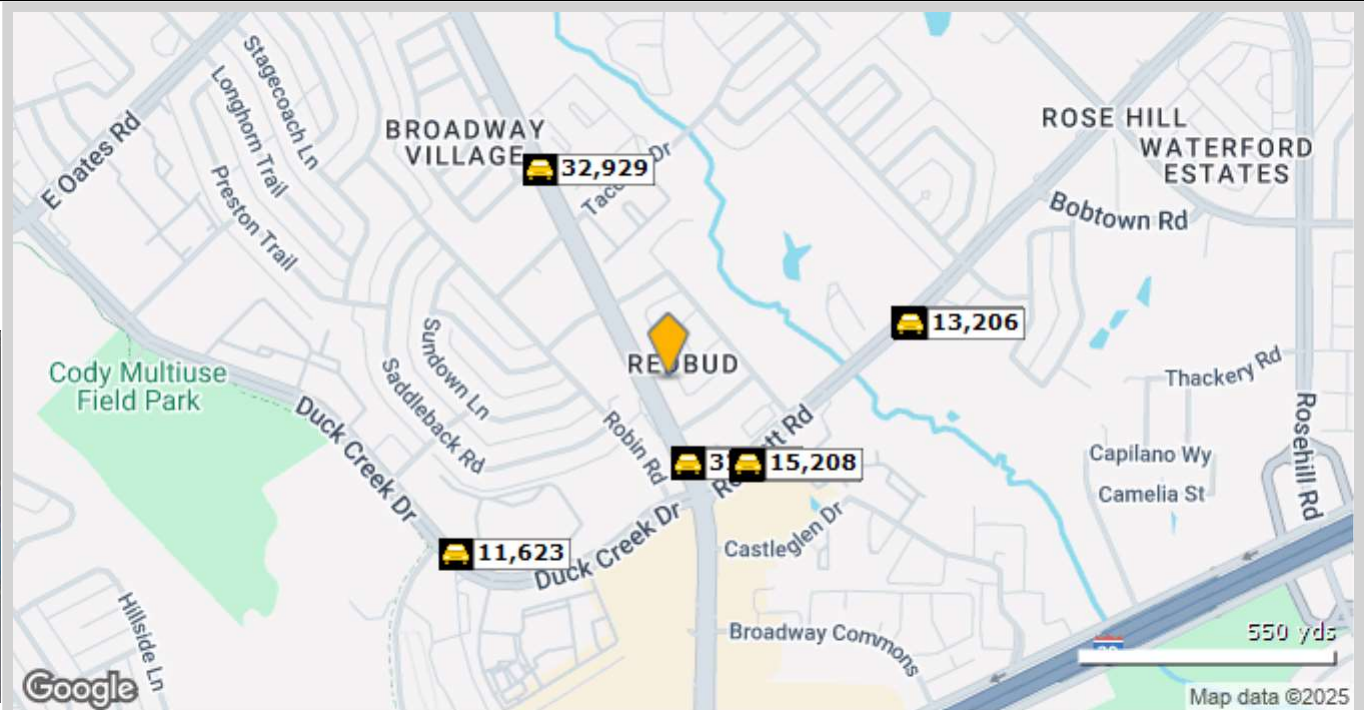
RBA: **3,687 SF**

Typical Floor: **1,844 SF**

Total Available: **3,096 SF**

% Leased: **16.03%**

Rent/SF/Yr: **Negotiable**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Broadway Blvd	Rowlett Rd	0.04 SE	2024	32,627	MPSI	.11
2	Broadway Blvd	Rowlett Rd	0.04 SE	2025	32,425	MPSI	.11
3	Rowlett Road	Broadway Blvd	0.07 SW	2025	13,442	MPSI	.15
4	Rowlett Rd	Broadway Blvd	0.07 SW	2024	15,070	MPSI	.15
5	Rowlett Rd	Broadway Blvd	0.07 SW	2025	15,208	MPSI	.15
6	Menlo Park Dr	Broadway Blvd	0.01 E	2024	32,621	MPSI	.31
7	Menlo Park Dr	Broadway Blvd	0.01 E	2025	32,929	MPSI	.31
8	Rowlett Rd	Meadowside Dr	0.10 NE	2024	13,129	MPSI	.31
9	Rowlett Rd	Meadowside Dr	0.10 NE	2025	13,206	MPSI	.31
10	Duck Creek Dr	Greenbelt Pkwy	0.03 NW	2024	11,623	MPSI	.34