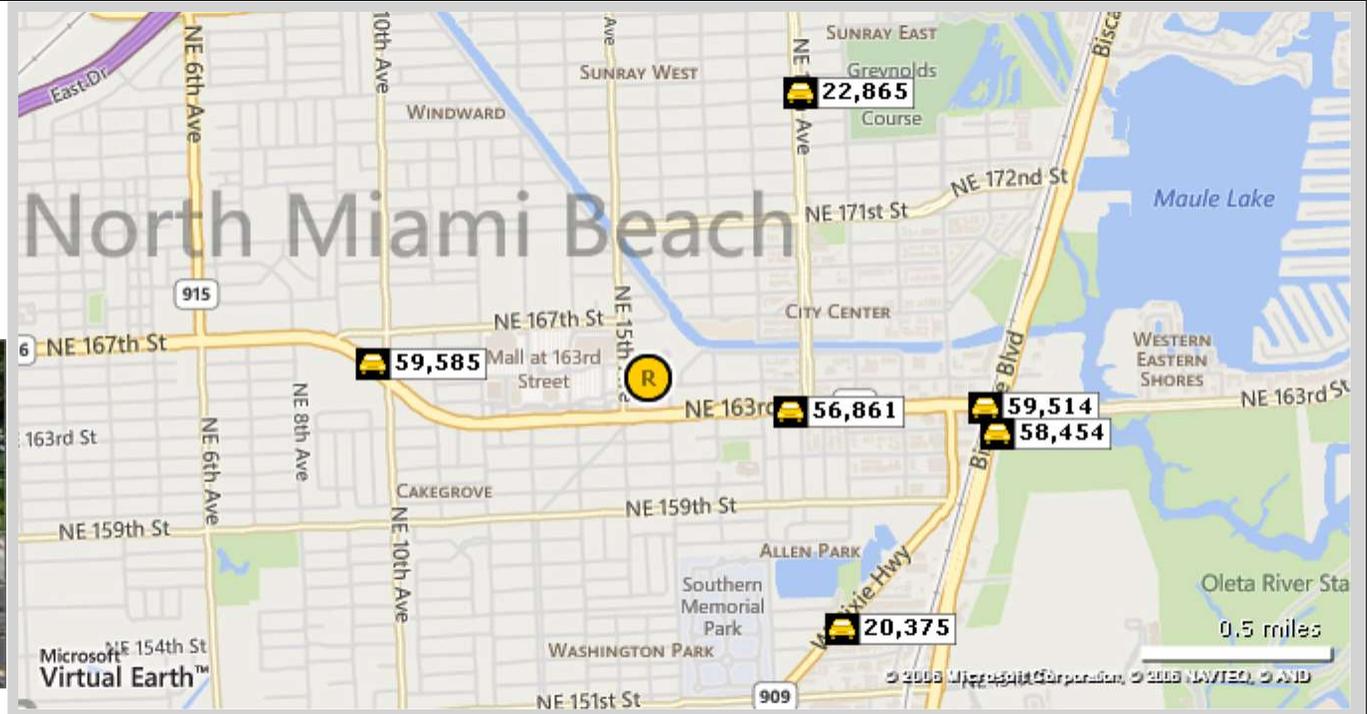


Traffic Count Report

165th Street Shopping Center

1540-1572 NE 165th St, North Miami Beach, FL 33162

Building Type: **General Retail**
 Secondary: -
 GLA: **16,500 SF**
 Year Built: **1967**
 Total Available: **4,000 SF**
 % Leased: **75.76%**
 Rent/SF/Yr: **\$10.80**



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 NE 163rd St	NE 18th Ct	0.03 W	2012	56,861	MPSI	.40
2 N Miami Beach Blvd	NE 10th Ave	0.07 SE	2012	59,585	MPSI	.74
3 W Dixie Hwy	NE 154th St	0.03 SW	2012	20,375	MPSI	.85
4 NE 19th Ave	NE 176th St	0.03 S	2012	22,865	MPSI	.87
5 NE 163rd St	NE 23rd Ave	0.01 E	2012	59,514	MPSI	.91
6 Biscayne Blvd	NE 165th Ter	0.21 N	2012	58,454	MPSI	.95