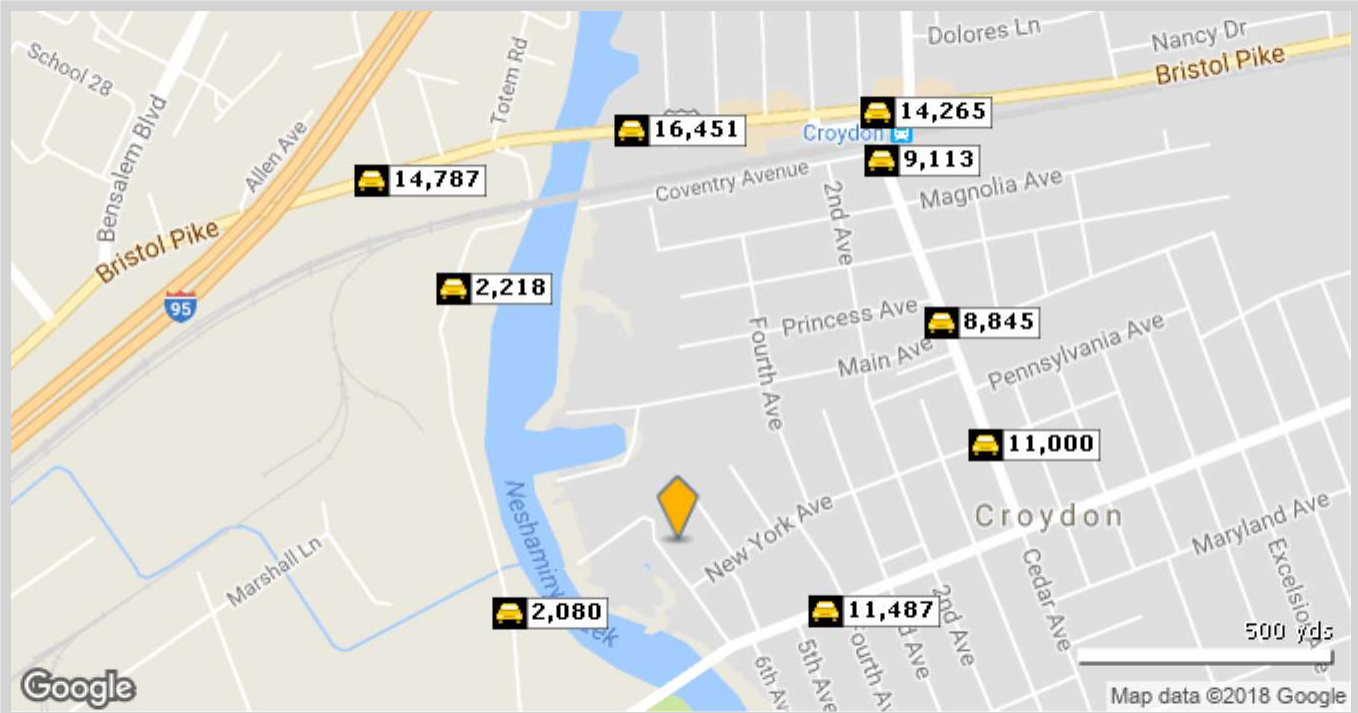


# Traffic Count Report

519 Browns Ln, Croydon, PA 19021

Building Type: **Industrial**  
 RBA: **12,000 SF**  
 Land Area: **.65 AC**  
 Total Available: **11,000 SF**  
 Warehouse Avail: **11,000 SF**  
 Office Avail: -  
 % Leased: **100%**  
 Rent/SF/Yr: **Negotiable**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	State Rd	4th Ave	0.02 NE	2015	12,929	MPSI	.18
2	State Rd	Fourth Ave	0.02 NE	2015	11,487	AADT	.18
3	Totem Rd	State Rd	0.18 S	2015	2,080	AADT	.20
4	New York Ave	Cedar Ave	0.00 E	2016	11,000	MPSI	.37
5	Totem Rd	Old US Hwy 13	0.13 NE	2015	2,218	AADT	.38
6	Cedar Ave	Main St	0.01 SE	2016	8,845	MPSI	.39
7	Bristol Pike	Neshaminy Rd	0.04 E	2015	16,451	AADT	.47
8	Cedar Ave	Coventry Ln	0.01 NW	2015	9,113	AADT	.49
9	Bristol Pike	Maple Ave	0.02 E	2015	14,787	AADT	.54
10	Bristol Pike		0.00	2012	14,265	MPSI	.54