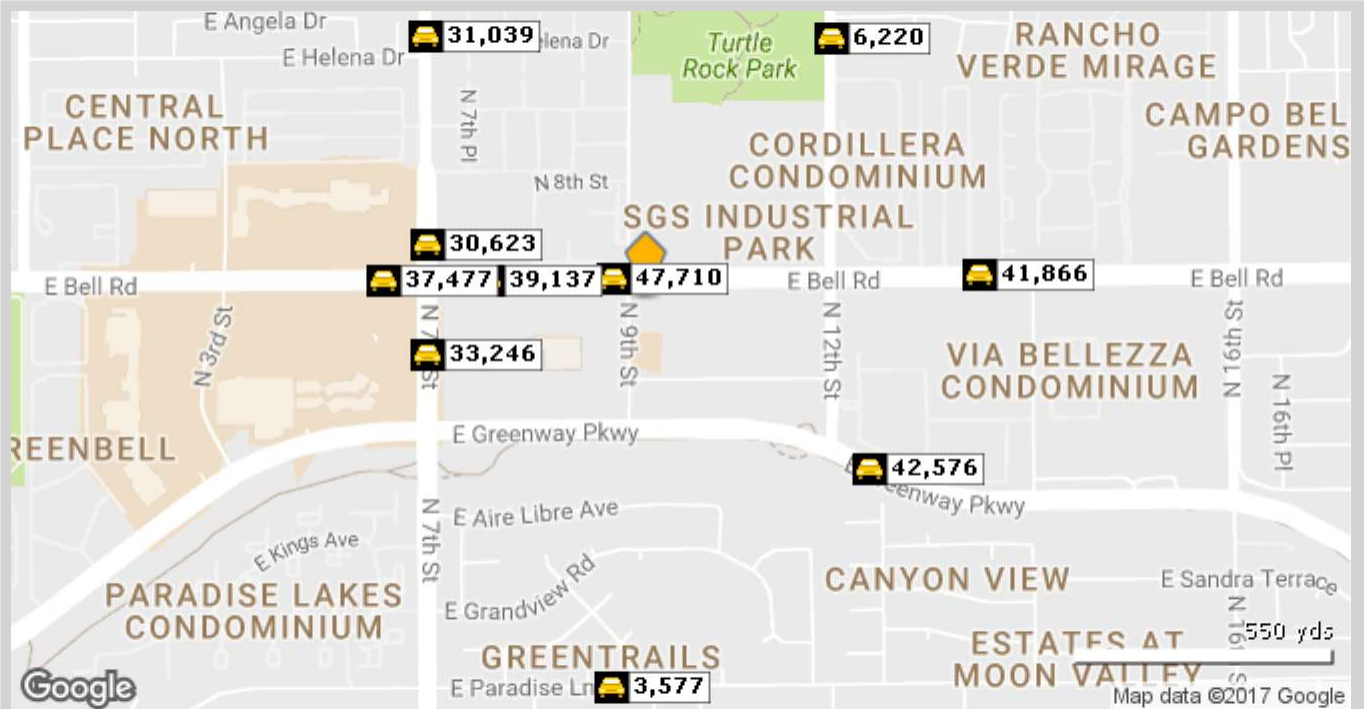


Traffic Count Report

903 E Bell Rd, Phoenix, AZ 85022

Building Type: **General Retail**
 Secondary: **Freestanding**
 GLA: **7,562 SF**
 Year Built: **1998**
 Total Available: **3,300 SF**
 % Leased: **100%**
 Rent/SF/Yr: **Negotiable**



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 E Bell Rd	N 9th St	0.02 E	2012	47,710	MPSI	.05
2 E Bell Rd	N 7th St	0.07 W	2015	39,137	MPSI	.19
3 N 7th St	E Bell Rd	0.09 N	2015	33,246	MPSI	.27
4 N 7th St	E Bell Rd	0.04 S	2010	30,623	Converte	.28
5 E Bell Rd	N 7th St	0.05 E	2010	37,477	Converte	.32
6 E Greenway Pkwy	N 12th St	0.05 NW	2015	42,576	MPSI	.35
7 N 12th St	E Helena Dr	0.03 N	2015	6,220	MPSI	.40
8 E Bell Rd	N 14th St	0.03 E	2015	41,866	MPSI	.42
9 N 7th St	E Helena Dr	0.02 S	2011	31,039	AADT	.42
10 E Paradise Ln	N 9th Pl	0.03 E	2015	3,577	MPSI	.48