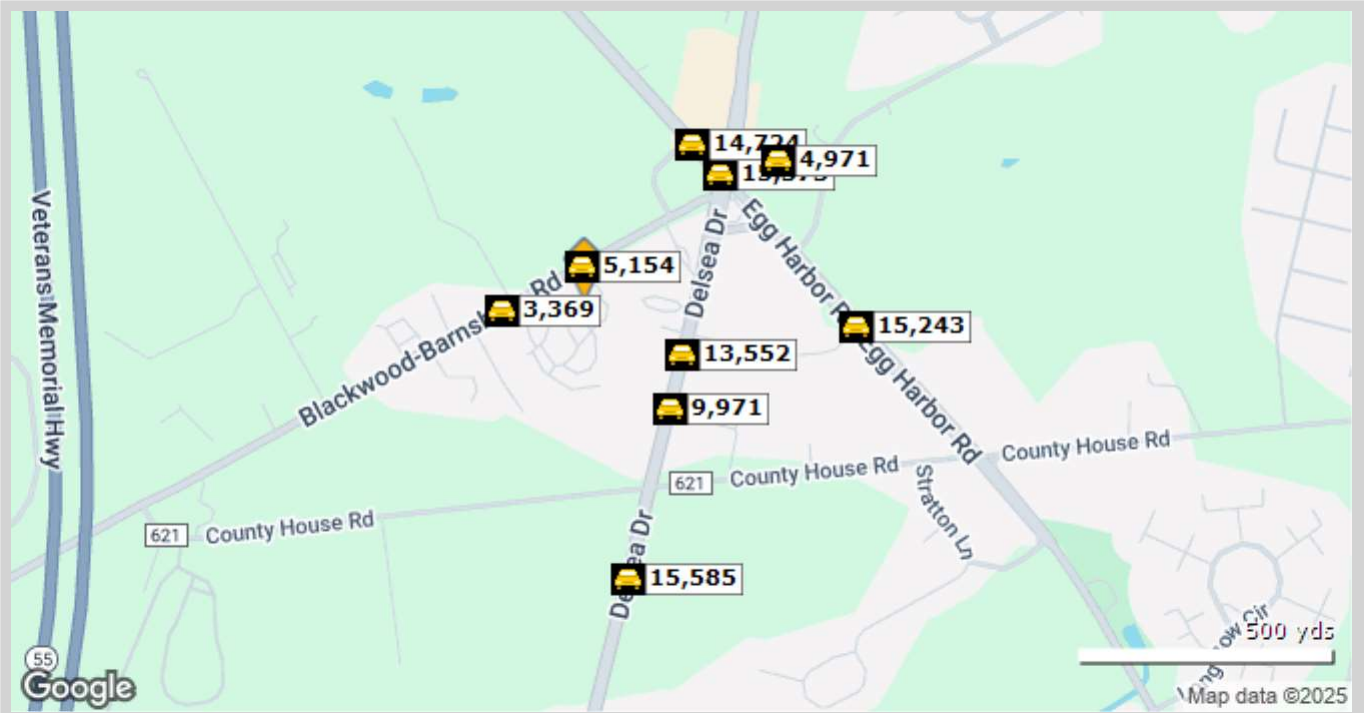
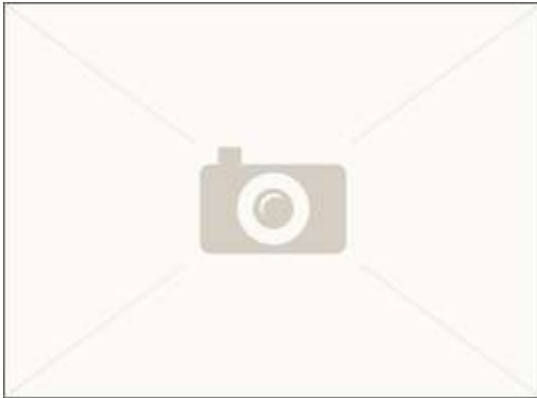


Traffic Count Report

152 Blackwood Barnsboro Rd, Sewell, NJ 08080

Building Type: **Land**
 Class: -
 RBA: -
 Typical Floor: -
 Total Available: **0 SF**
 % Leased: **0%**
 Rent/SF/Yr: -



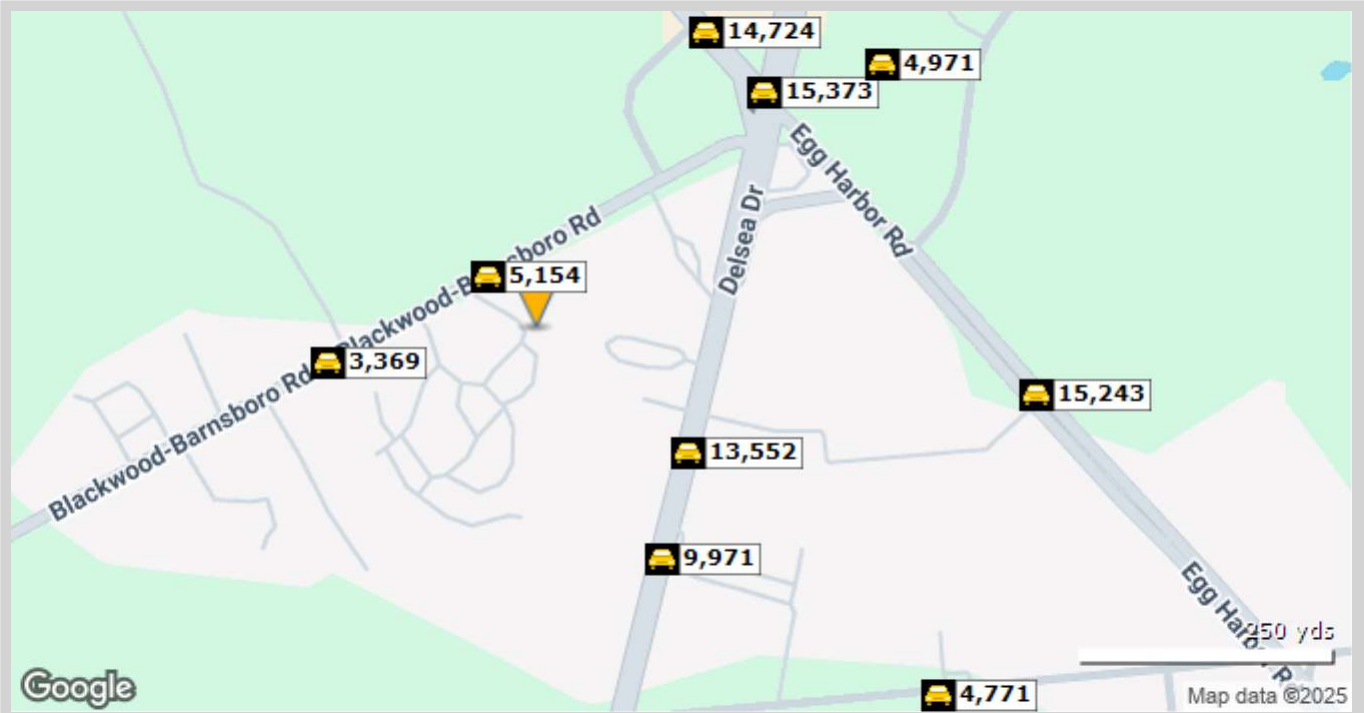
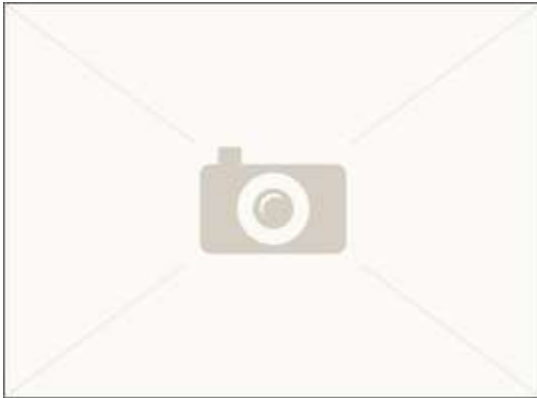
	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Blackwood Barnsboro Road	International Ave	0.06 SW	2022	5,154	MPSI	.05
2	Blackwood Barnsboro Rd	International Ave	0.06 SW	2022	3,369	MPSI	.09
3	Delsea Dr	Blackwood Barnsboro Rd	0.13 N	2022	13,552	MPSI	.13
4	Delsea Drive	Blackwood Barnsboro Rd	0.13 N	2022	9,971	MPSI	.15
5	Delsea Drive		0.00	2022	15,373	MPSI	.22
6	Delsea Dr	Hurffville Rd	0.06 SE	2022	14,724	MPSI	.22
7	Blackwood Barnsboro Road	Egg Harbor Rd	0.07 SW	2022	4,971	MPSI	.28
8	Egg Harbor Rd	Blackwood Barnsboro Rd	0.16 NW	2022	15,176	MPSI	.31
9	Egg Harbor Rd	Blackwood Barnsboro Rd	0.16 NW	2021	15,243	MPSI	.31
10	Delsea Dr	County House Rd	0.10 N	2022	15,585	MPSI	.31



Traffic Count Report

154 Blackwood Barnsboro Rd, Sewell, NJ 08080

Building Type: **Land**
 Class: -
 RBA: -
 Typical Floor: -
 Total Available: **0 SF**
 % Leased: **0%**
 Rent/SF/Yr: -



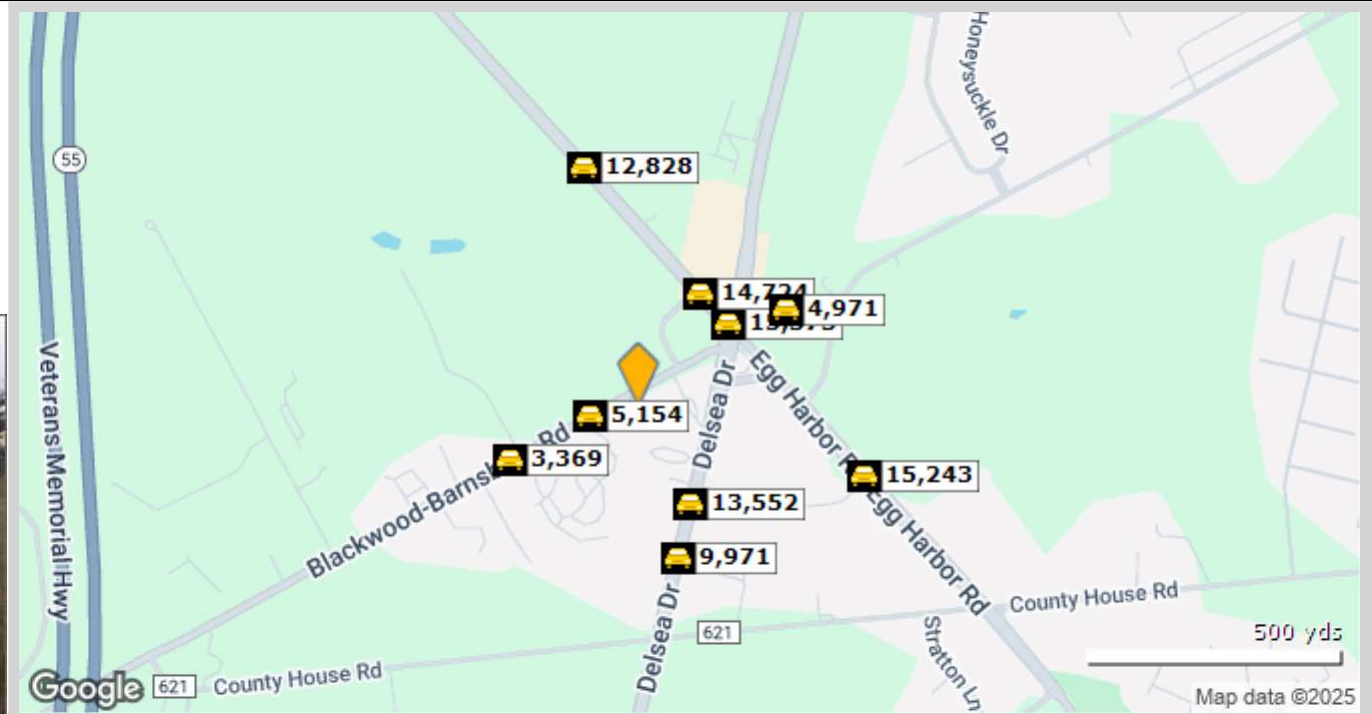
	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Blackwood Barnsboro Road	International Ave	0.06 SW	2022	5,154	MPSI	.04
2	Delsea Dr	Blackwood Barnsboro Rd	0.13 N	2022	13,552	MPSI	.11
3	Blackwood Barnsboro Rd	International Ave	0.06 SW	2022	3,369	MPSI	.12
4	Delsea Drive	Blackwood Barnsboro Rd	0.13 N	2022	9,971	MPSI	.15
5	Delsea Drive		0.00	2022	15,373	MPSI	.19
6	Delsea Dr	Hurffville Rd	0.06 SE	2022	14,724	MPSI	.20
7	Blackwood Barnsboro Road	Egg Harbor Rd	0.07 SW	2022	4,971	MPSI	.25
8	Egg Harbor Rd	Blackwood Barnsboro Rd	0.16 NW	2022	15,176	MPSI	.29
9	Egg Harbor Rd	Blackwood Barnsboro Rd	0.16 NW	2021	15,243	MPSI	.29
10	County House Road	Stratton Ln	0.13 E	2020	4,771	MPSI	.31



Traffic Count Report

158 Blackwood Barnsboro Rd, Sewell, NJ 08080

Building Type: **Land**
 Class: -
 RBA: -
 Typical Floor: -
 Total Available: **0 SF**
 % Leased: **0%**
 Rent/SF/Yr: -

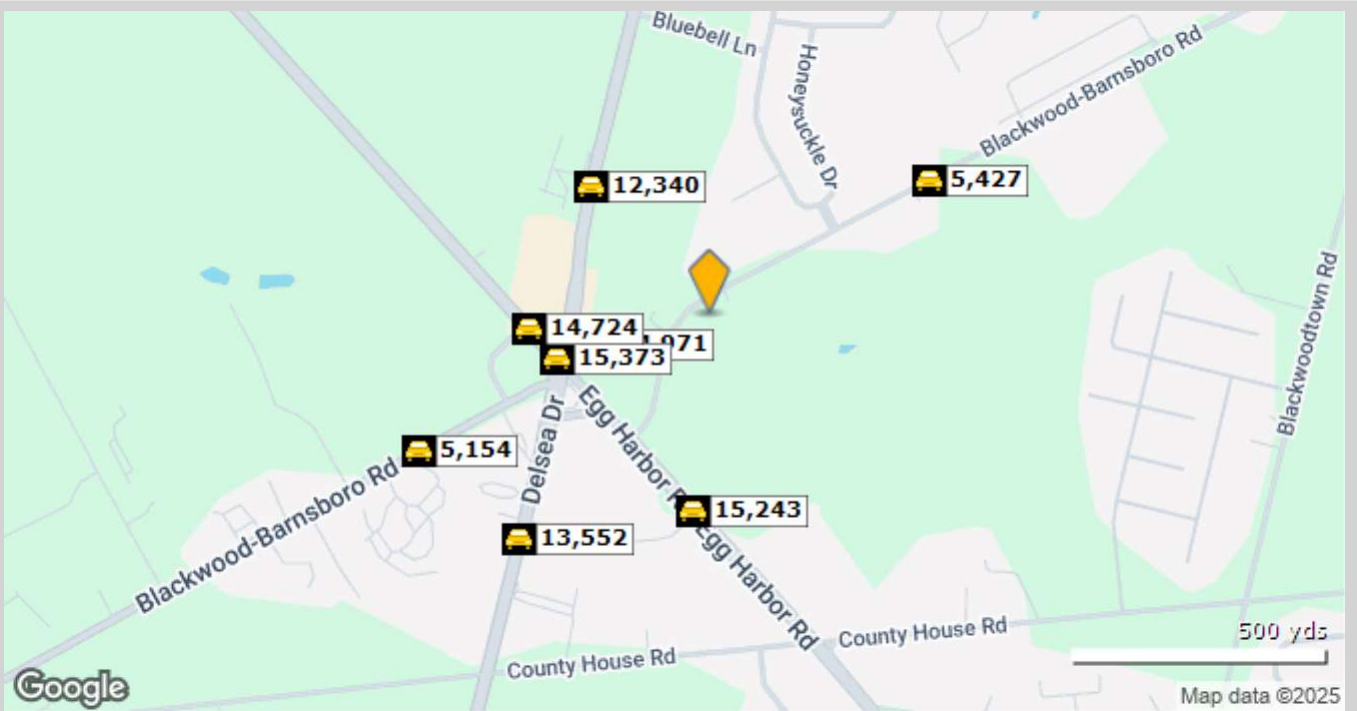


	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Blackwood Barnsboro Road	International Ave	0.06 SW	2022	5,154	MPSI	.05
2	Delsea Dr	Blackwood Barnsboro Rd	0.13 N	2022	13,552	MPSI	.12
3	Delsea Drive		0.00	2022	15,373	MPSI	.14
4	Delsea Dr	Hurffville Rd	0.06 SE	2022	14,724	MPSI	.15
5	Blackwood Barnsboro Rd	International Ave	0.06 SW	2022	3,369	MPSI	.15
6	Delsea Drive	Blackwood Barnsboro Rd	0.13 N	2022	9,971	MPSI	.17
7	Blackwood Barnsboro Road	Egg Harbor Rd	0.07 SW	2022	4,971	MPSI	.21
8	Egg Harbor Rd	Blackwood Barnsboro Rd	0.16 NW	2022	15,176	MPSI	.27
9	Egg Harbor Rd	Blackwood Barnsboro Rd	0.16 NW	2021	15,243	MPSI	.27
10	Delsea Dr	Hurffville Rd	0.25 SE	2022	12,828	MPSI	.28

Traffic Count Report

212 Blackwood Barnsboro Rd, Sewell, NJ 08080

Building Type: **General Retail**
 Secondary: **Convenience Store**
 GLA: **5,585 SF**
 Year Built: **2023**
 Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: -



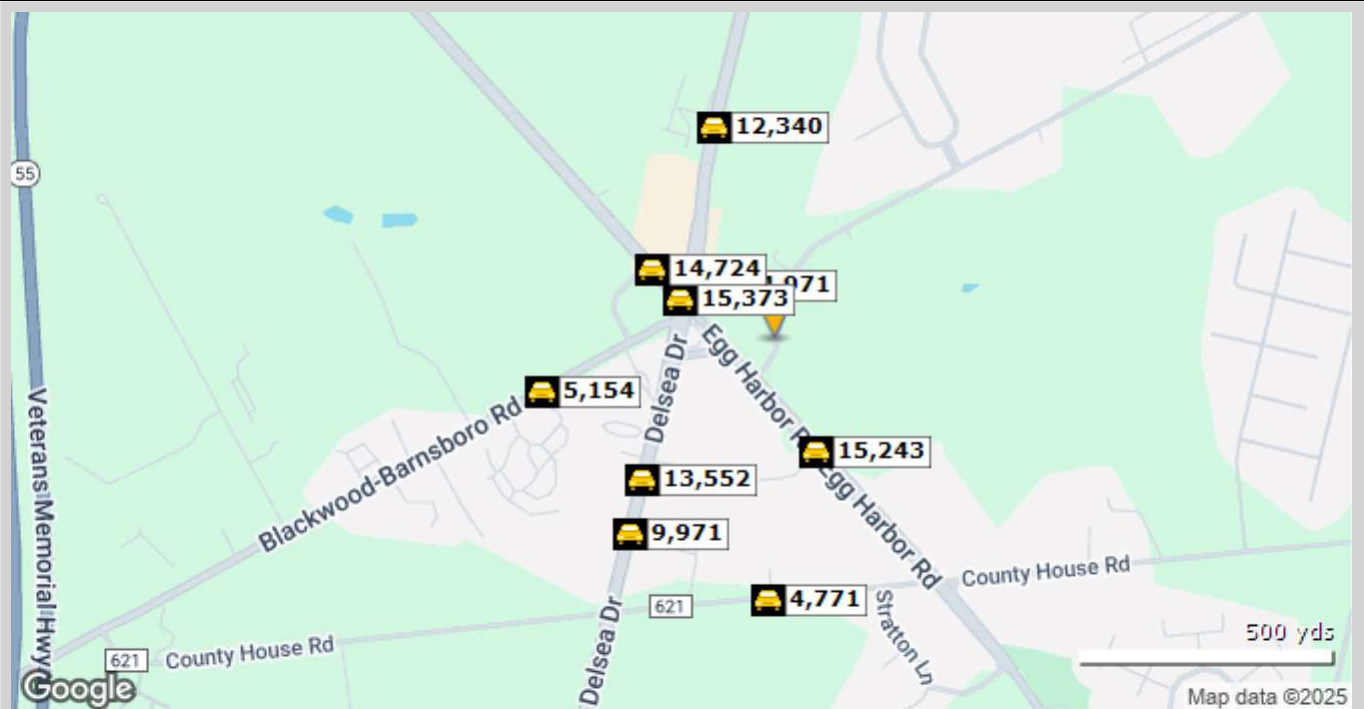
	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Blackwood Barnsboro Road	Egg Harbor Rd	0.07 SW	2022	4,971	MPSI	.11
2	Delsea Drive		0.00	2022	15,373	MPSI	.18
3	Hurffville Rd	Blue Bell Ln	0.20 N	2022	12,340	MPSI	.20
4	Delsea Dr	Hurffville Rd	0.06 SE	2022	14,724	MPSI	.20
5	Egg Harbor Rd	Blackwood Barnsboro Rd	0.16 NW	2022	15,176	MPSI	.22
6	Egg Harbor Rd	Blackwood Barnsboro Rd	0.16 NW	2021	15,243	MPSI	.22
7	Blackwood Barnsboro Rd	Primrose Dr	0.21 SW	2015	4,671	MPSI	.30
8	Blackwood Barnsboro Rd	Primrose Dr	0.12 SW	2022	5,427	MPSI	.30
9	Delsea Dr	Blackwood Barnsboro Rd	0.13 N	2022	13,552	MPSI	.33
10	Blackwood Barnsboro Road	International Ave	0.06 SW	2022	5,154	MPSI	.36



Traffic Count Report

Blackwood Barnsboro Rd & Rd, Sewell, NJ 08080

Building Type: **Land**
 Class: -
 RBA: -
 Typical Floor: -
 Total Available: **392,040 SF**
 % Leased: **0%**
 Rent/SF/Yr: -



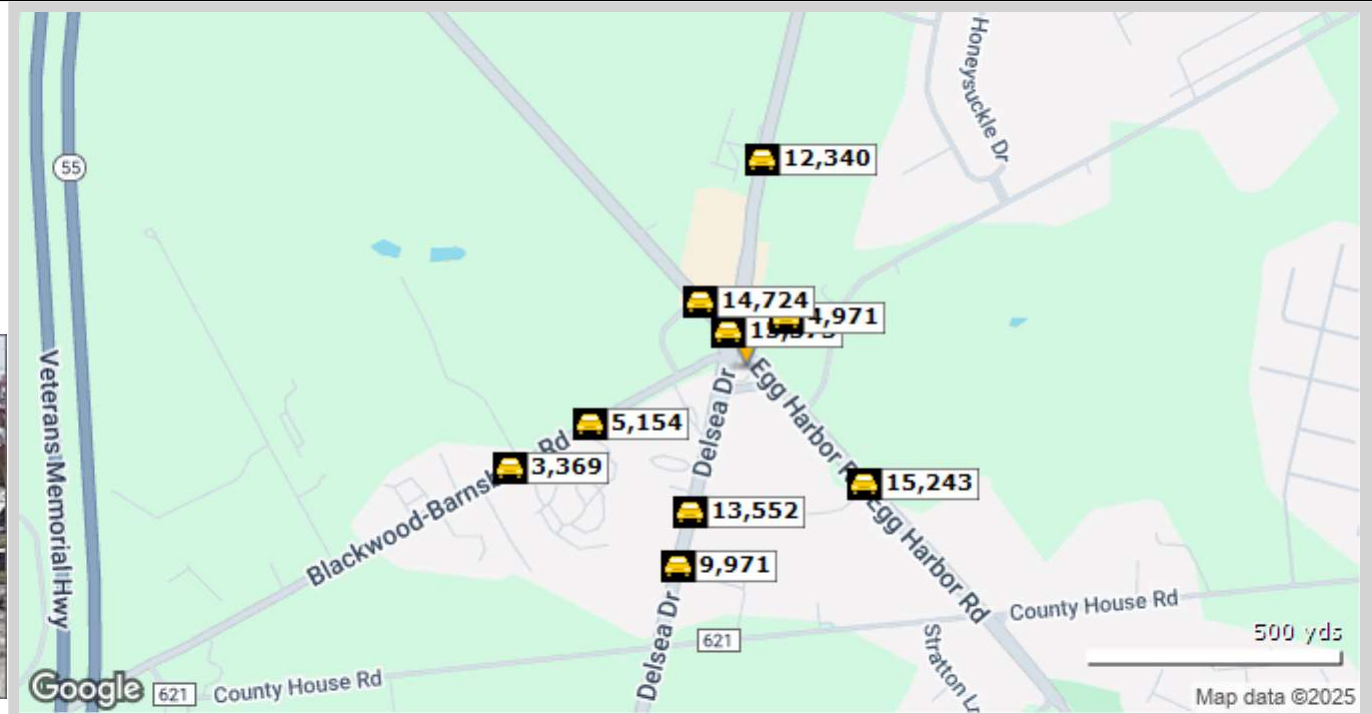
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Blackwood Barnsboro Road	Egg Harbor Rd	0.07 SW	2022	4,971	MPSI	.08
2 Delsea Drive		0.00	2022	15,373	MPSI	.12
3 Egg Harbor Rd	Blackwood Barnsboro Rd	0.16 NW	2022	15,176	MPSI	.13
4 Egg Harbor Rd	Blackwood Barnsboro Rd	0.16 NW	2021	15,243	MPSI	.13
5 Delsea Dr	Hurffville Rd	0.06 SE	2022	14,724	MPSI	.16
6 Delsea Dr	Blackwood Barnsboro Rd	0.13 N	2022	13,552	MPSI	.22
7 Hurffville Rd	Blue Bell Ln	0.20 N	2022	12,340	MPSI	.26
8 Blackwood Barnsboro Road	International Ave	0.06 SW	2022	5,154	MPSI	.27
9 Delsea Drive	Blackwood Barnsboro Rd	0.13 N	2022	9,971	MPSI	.27
10 County House Road	Stratton Ln	0.13 E	2020	4,771	MPSI	.29

Traffic Count Report

Exxon

108 Delsea Dr, Sewell, NJ 08080

Building Type: **General Retail**
 Secondary: **Service Station**
 GLA: **400 SF**
 Year Built: -
 Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: -

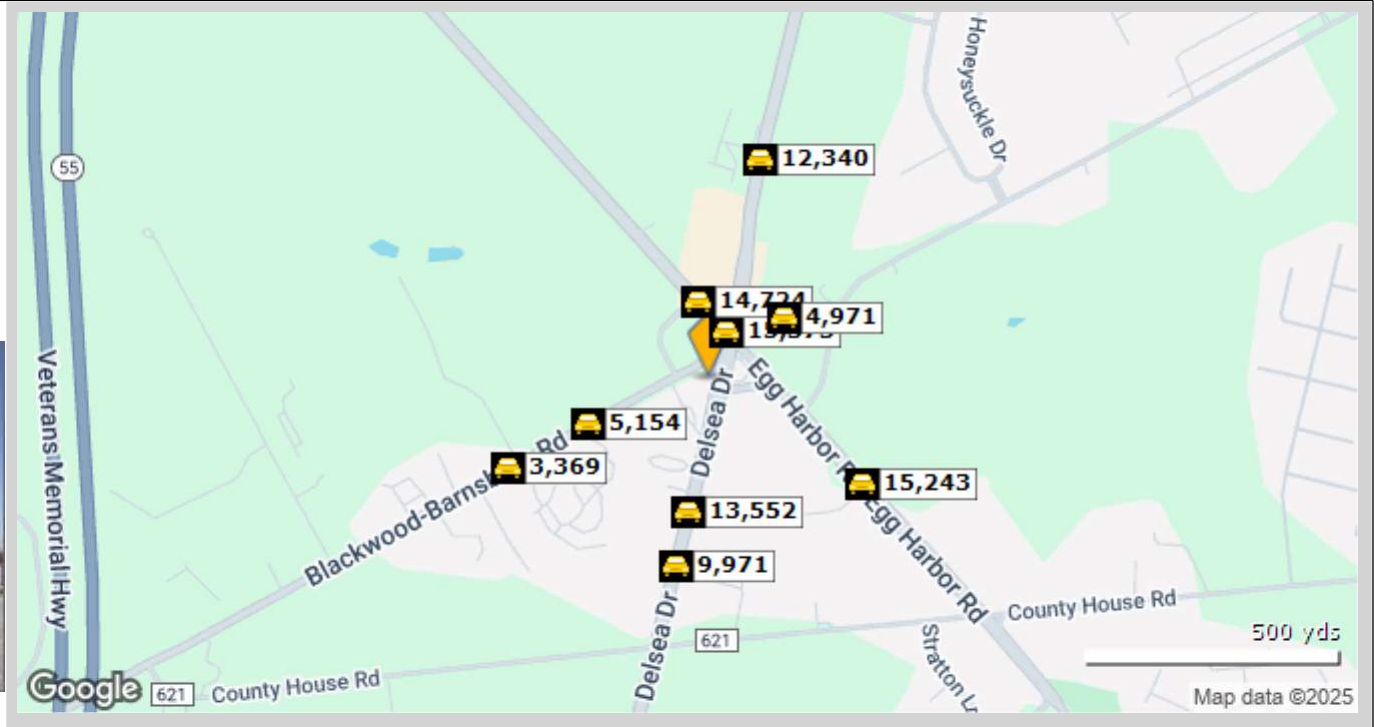


	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Delsea Drive		0.00	2022	15,373	MPSI	.05
2	Blackwood Barnsboro Road	Egg Harbor Rd	0.07 SW	2022	4,971	MPSI	.08
3	Delsea Dr	Hurffville Rd	0.06 SE	2022	14,724	MPSI	.09
4	Delsea Dr	Blackwood Barnsboro Rd	0.13 N	2022	13,552	MPSI	.17
5	Blackwood Barnsboro Road	International Ave	0.06 SW	2022	5,154	MPSI	.18
6	Egg Harbor Rd	Blackwood Barnsboro Rd	0.16 NW	2022	15,176	MPSI	.19
7	Egg Harbor Rd	Blackwood Barnsboro Rd	0.16 NW	2021	15,243	MPSI	.19
8	Delsea Drive	Blackwood Barnsboro Rd	0.13 N	2022	9,971	MPSI	.23
9	Hurffville Rd	Blue Bell Ln	0.20 N	2022	12,340	MPSI	.24
10	Blackwood Barnsboro Rd	International Ave	0.06 SW	2022	3,369	MPSI	.29

Traffic Count Report

109 Delsea Dr, Sewell, NJ 08080

Building Type: **General Retail**
 Secondary: **Service Station**
 GLA: **400 SF**
 Year Built: **1993**
 Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: -



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Delsea Drive		0.00	2022	15,373	MPSI	.06
2	Delsea Dr	Hurffville Rd	0.06 SE	2022	14,724	MPSI	.09
3	Blackwood Barnsboro Road	Egg Harbor Rd	0.07 SW	2022	4,971	MPSI	.12
4	Blackwood Barnsboro Road	International Ave	0.06 SW	2022	5,154	MPSI	.14
5	Delsea Dr	Blackwood Barnsboro Rd	0.13 N	2022	13,552	MPSI	.15
6	Delsea Drive	Blackwood Barnsboro Rd	0.13 N	2022	9,971	MPSI	.21
7	Egg Harbor Rd	Blackwood Barnsboro Rd	0.16 NW	2022	15,176	MPSI	.21
8	Egg Harbor Rd	Blackwood Barnsboro Rd	0.16 NW	2021	15,243	MPSI	.21
9	Blackwood Barnsboro Rd	International Ave	0.06 SW	2022	3,369	MPSI	.24
10	Hurffville Rd	Blue Bell Ln	0.20 N	2022	12,340	MPSI	.26

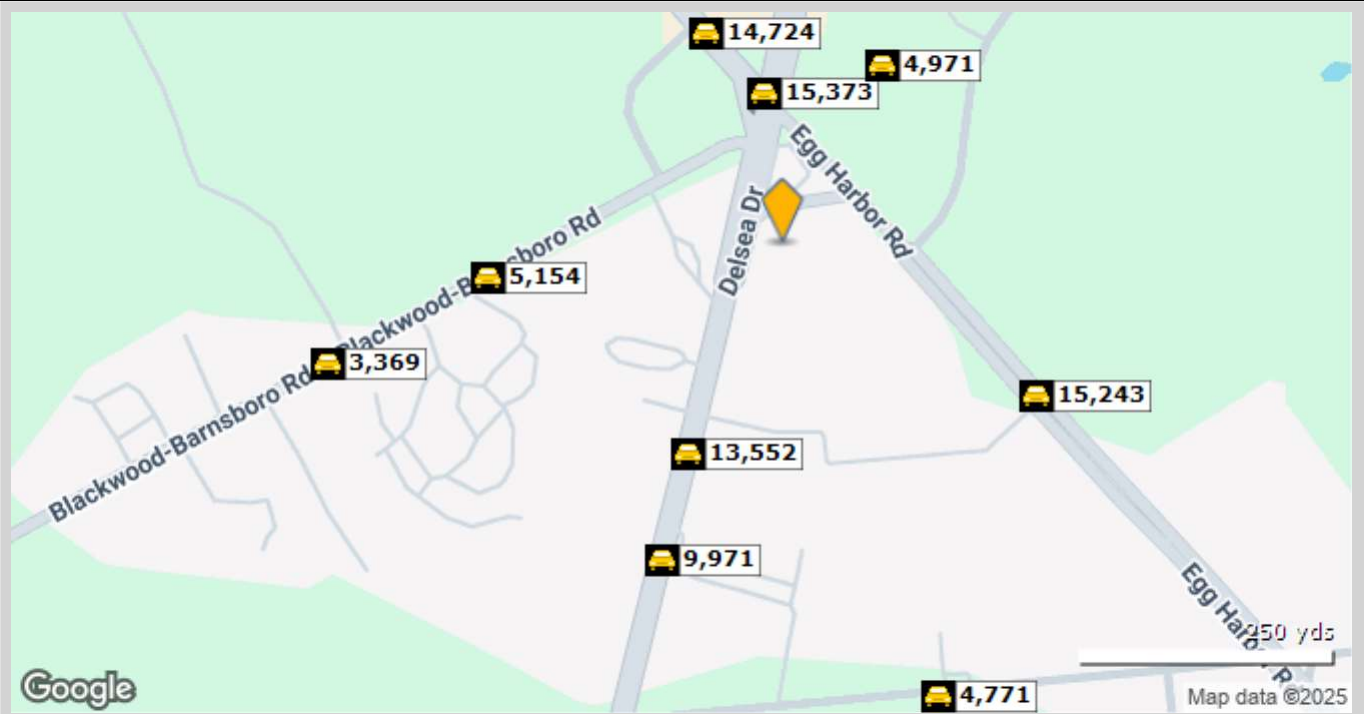


Traffic Count Report

0.87 Acre Pad Site

116 Delsea Dr, Sewell, NJ 08080

Building Type: **Land**
 Class: -
 RBA: -
 Typical Floor: -
 Total Available: **0 SF**
 % Leased: **0%**
 Rent/SF/Yr: -



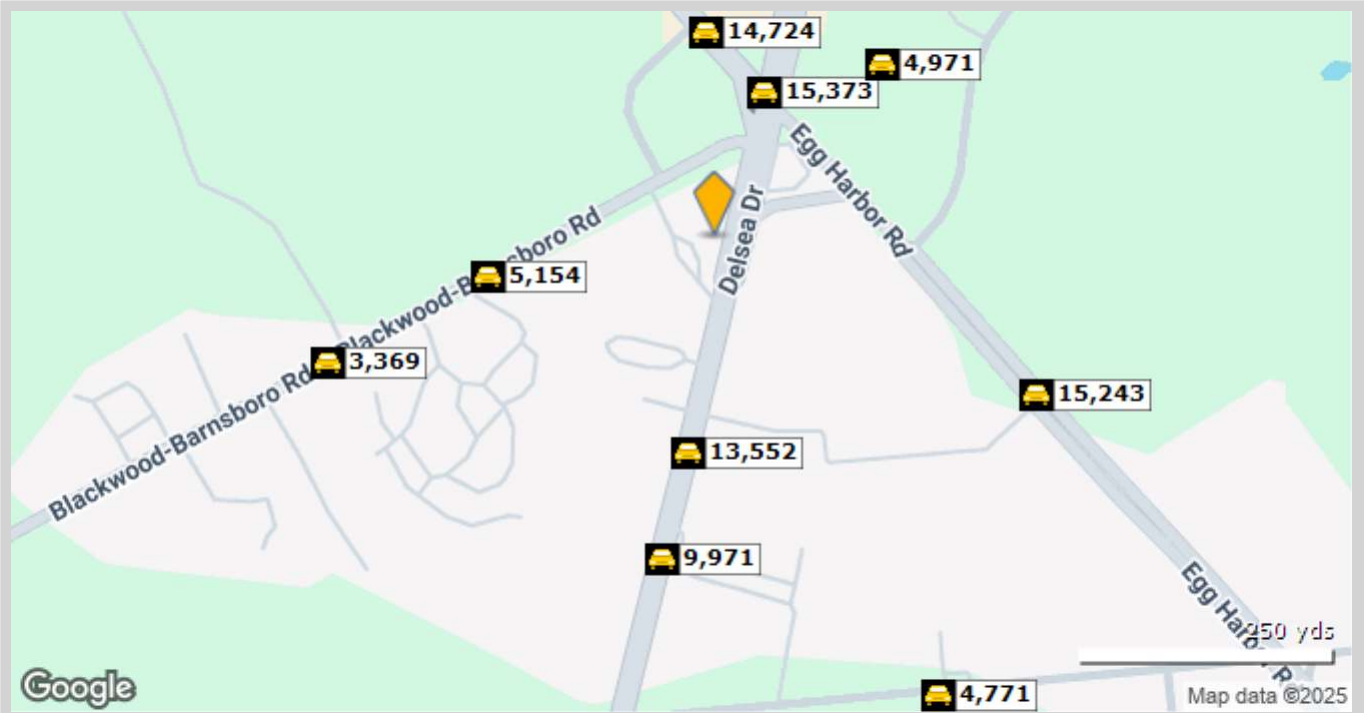
	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Delsea Drive		0.00	2022	15,373	MPSI	.09
2	Blackwood Barnsboro Road	Egg Harbor Rd	0.07 SW	2022	4,971	MPSI	.12
3	Delsea Dr	Hurffville Rd	0.06 SE	2022	14,724	MPSI	.13
4	Delsea Dr	Blackwood Barnsboro Rd	0.13 N	2022	13,552	MPSI	.13
5	Blackwood Barnsboro Road	International Ave	0.06 SW	2022	5,154	MPSI	.17
6	Egg Harbor Rd	Blackwood Barnsboro Rd	0.16 NW	2022	15,176	MPSI	.17
7	Egg Harbor Rd	Blackwood Barnsboro Rd	0.16 NW	2021	15,243	MPSI	.17
8	Delsea Drive	Blackwood Barnsboro Rd	0.13 N	2022	9,971	MPSI	.19
9	Blackwood Barnsboro Rd	International Ave	0.06 SW	2022	3,369	MPSI	.27
10	County House Road	Stratton Ln	0.13 E	2020	4,771	MPSI	.27



Traffic Count Report

117 Delsea Dr, Sewell, NJ 08080

Building Type: **Flex**
 RBA: **5,920 SF**
 Typical Floor: **2,960 SF**
 Total Available: **5,920 SF**
 Warehouse Avail: **5,920 SF**
 Office Avail: -
 % Leased: **100%**
 Rent/SF/Yr: **Negotiable**



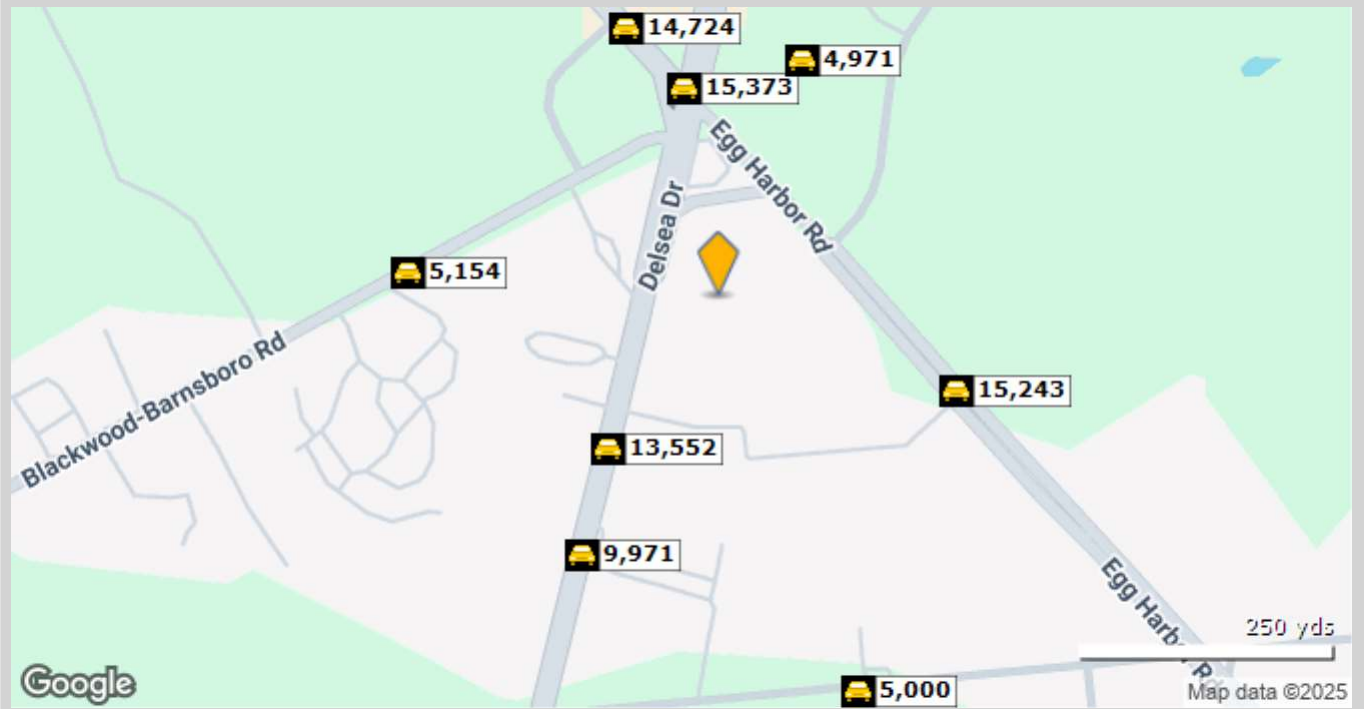
	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Delsea Drive		0.00	2022	15,373	MPSI	.09
2	Delsea Dr	Hurffville Rd	0.06 SE	2022	14,724	MPSI	.12
3	Delsea Dr	Blackwood Barnsboro Rd	0.13 N	2022	13,552	MPSI	.12
4	Blackwood Barnsboro Road	International Ave	0.06 SW	2022	5,154	MPSI	.13
5	Blackwood Barnsboro Road	Egg Harbor Rd	0.07 SW	2022	4,971	MPSI	.14
6	Delsea Drive	Blackwood Barnsboro Rd	0.13 N	2022	9,971	MPSI	.18
7	Egg Harbor Rd	Blackwood Barnsboro Rd	0.16 NW	2022	15,176	MPSI	.21
8	Egg Harbor Rd	Blackwood Barnsboro Rd	0.16 NW	2021	15,243	MPSI	.21
9	Blackwood Barnsboro Rd	International Ave	0.06 SW	2022	3,369	MPSI	.23
10	County House Road	Stratton Ln	0.13 E	2020	4,771	MPSI	.29



Traffic Count Report

122 Delsea Dr, Sewell, NJ 08080

Building Type: **General Retail**
 Secondary: **Fast Food**
 GLA: **4,769 SF**
 Year Built: -
 Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: -



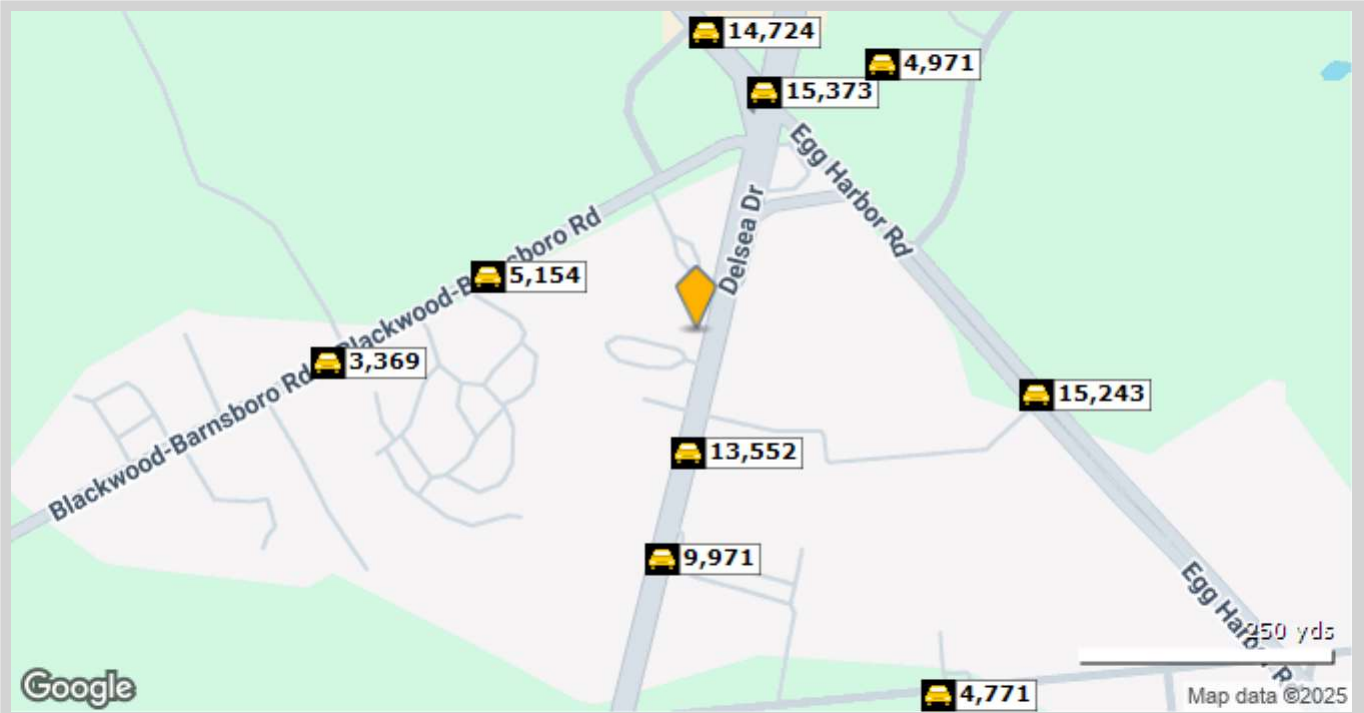
	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Delsea Dr	Blackwood Barnsboro Rd	0.13 N	2022	13,552	MPSI	.11
2	Delsea Drive		0.00	2022	15,373	MPSI	.12
3	Blackwood Barnsboro Road	Egg Harbor Rd	0.07 SW	2022	4,971	MPSI	.14
4	Egg Harbor Rd	Blackwood Barnsboro Rd	0.16 NW	2022	15,176	MPSI	.15
5	Egg Harbor Rd	Blackwood Barnsboro Rd	0.16 NW	2021	15,243	MPSI	.15
6	Delsea Dr	Hurffville Rd	0.06 SE	2022	14,724	MPSI	.16
7	Delsea Drive	Blackwood Barnsboro Rd	0.13 N	2022	9,971	MPSI	.16
8	Blackwood Barnsboro Road	International Ave	0.06 SW	2022	5,154	MPSI	.18
9	County House Road	Stratton Ln	0.13 E	2020	4,771	MPSI	.24
10	County House Road	Stratton Ln	0.13 E	2022	5,000	MPSI	.24



Traffic Count Report

129 Delsea Dr, Sewell, NJ 08080

Building Type: **Land**
 Class: -
 RBA: -
 Typical Floor: -
 Total Available: **0 SF**
 % Leased: **0%**
 Rent/SF/Yr: -



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Delsea Dr	Blackwood Barnsboro Rd	0.13 N	2022	13,552	MPSI	.07
2	Blackwood Barnsboro Road	International Ave	0.06 SW	2022	5,154	MPSI	.12
3	Delsea Drive	Blackwood Barnsboro Rd	0.13 N	2022	9,971	MPSI	.13
4	Delsea Drive		0.00	2022	15,373	MPSI	.14
5	Delsea Dr	Hurffville Rd	0.06 SE	2022	14,724	MPSI	.17
6	Blackwood Barnsboro Road	Egg Harbor Rd	0.07 SW	2022	4,971	MPSI	.19
7	Egg Harbor Rd	Blackwood Barnsboro Rd	0.16 NW	2022	15,176	MPSI	.20
8	Egg Harbor Rd	Blackwood Barnsboro Rd	0.16 NW	2021	15,243	MPSI	.20
9	Blackwood Barnsboro Rd	International Ave	0.06 SW	2022	3,369	MPSI	.21
10	County House Road	Stratton Ln	0.13 E	2020	4,771	MPSI	.25

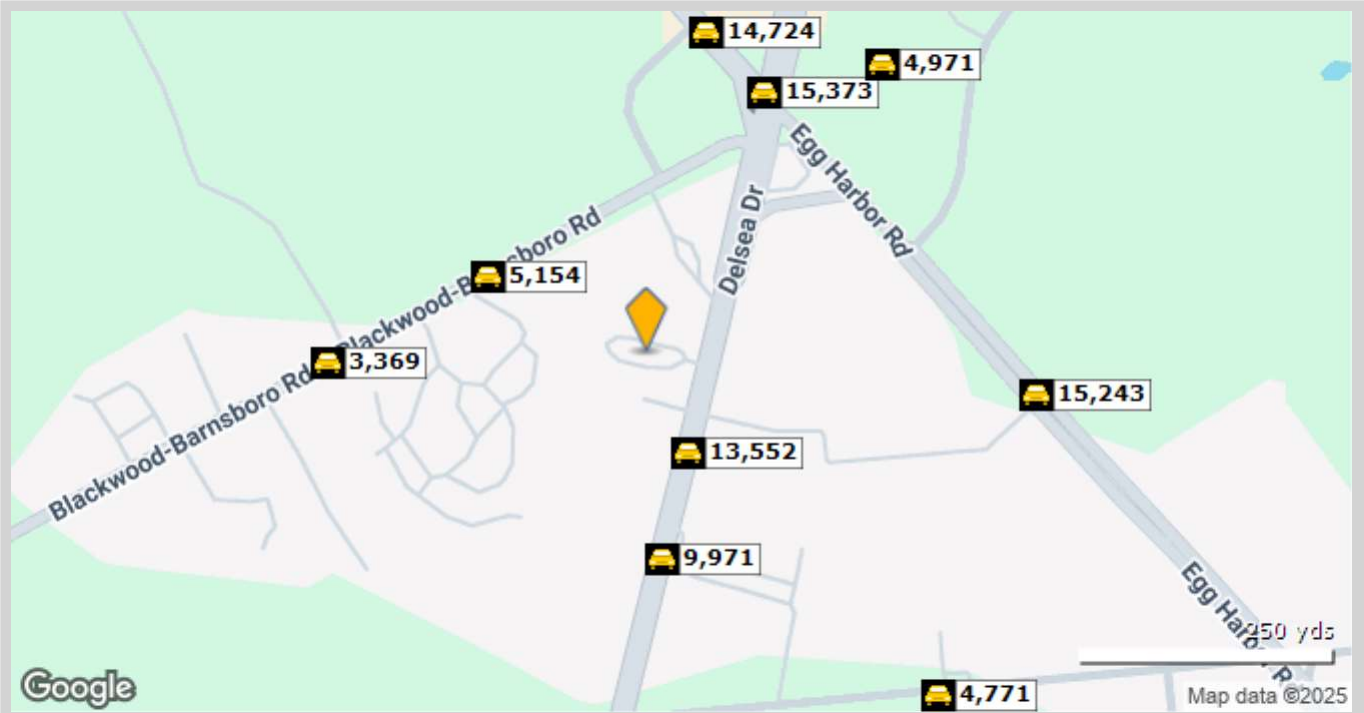


Traffic Count Report

Formerly Elite Auto Salon

133 Delsea Dr, Sewell, NJ 08080

Building Type: **Specialty**
 Class: -
 RBA: **5,760 SF**
 Typical Floor: **7,397 SF**
 Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: -



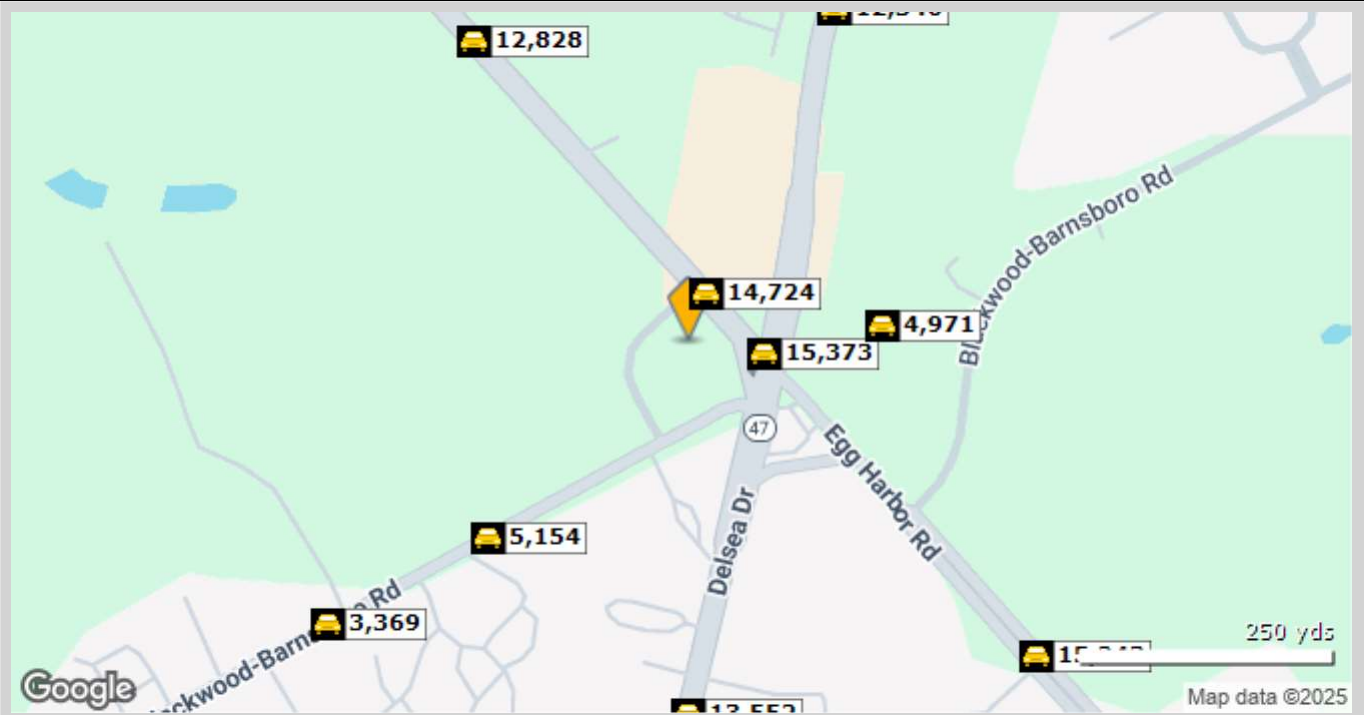
	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Delsea Dr	Blackwood Barnsboro Rd	0.13 N	2022	13,552	MPSI	.06
2	Blackwood Barnsboro Road	International Ave	0.06 SW	2022	5,154	MPSI	.10
3	Delsea Drive	Blackwood Barnsboro Rd	0.13 N	2022	9,971	MPSI	.12
4	Delsea Drive		0.00	2022	15,373	MPSI	.16
5	Blackwood Barnsboro Rd	International Ave	0.06 SW	2022	3,369	MPSI	.18
6	Delsea Dr	Hurffville Rd	0.06 SE	2022	14,724	MPSI	.19
7	Blackwood Barnsboro Road	Egg Harbor Rd	0.07 SW	2022	4,971	MPSI	.21
8	Egg Harbor Rd	Blackwood Barnsboro Rd	0.16 NW	2022	15,176	MPSI	.23
9	Egg Harbor Rd	Blackwood Barnsboro Rd	0.16 NW	2021	15,243	MPSI	.23
10	County House Road	Stratton Ln	0.13 E	2020	4,771	MPSI	.26



Traffic Count Report

2190 Delsea Dr, Sewell, NJ 08080

Building Type: **General Retail**
 Secondary: **Auto Dealership**
 GLA: **30,000 SF**
 Year Built: **2005**
 Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: -



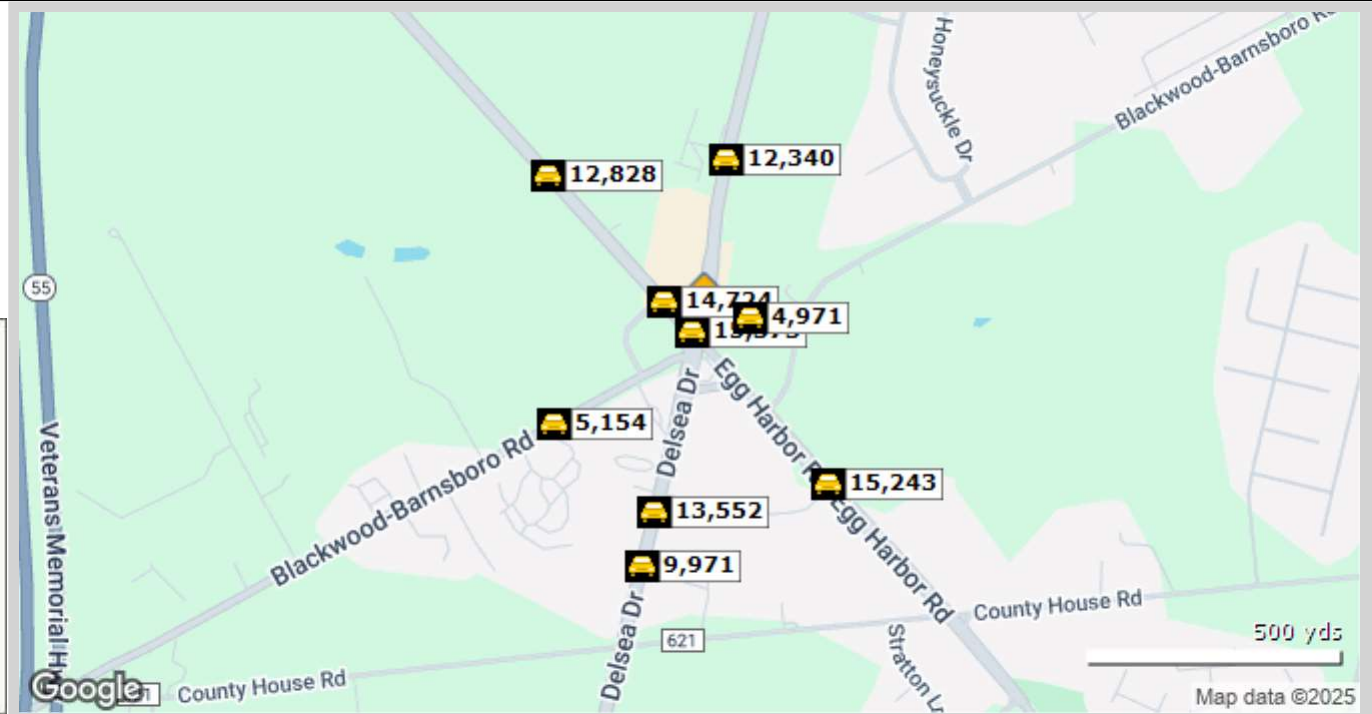
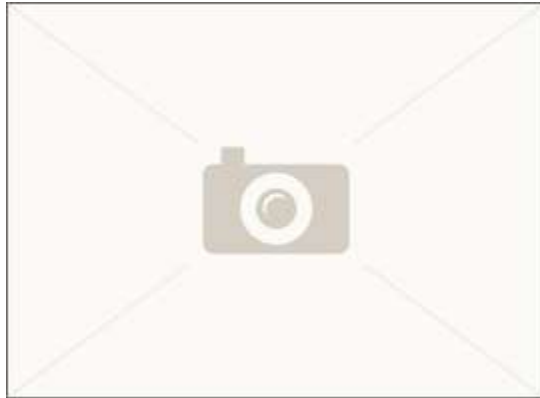
	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Delsea Dr	Hurffville Rd	0.06 SE	2022	14,724	MPSI	.03
2	Delsea Drive		0.00	2022	15,373	MPSI	.04
3	Blackwood Barnsboro Road	Egg Harbor Rd	0.07 SW	2022	4,971	MPSI	.11
4	Blackwood Barnsboro Road	International Ave	0.06 SW	2022	5,154	MPSI	.16
5	Hurffville Rd	Blue Bell Ln	0.20 N	2022	12,340	MPSI	.21
6	Delsea Dr	Blackwood Barnsboro Rd	0.13 N	2022	13,552	MPSI	.21
7	Delsea Dr	Hurffville Rd	0.25 SE	2022	12,828	MPSI	.21
8	Blackwood Barnsboro Rd	International Ave	0.06 SW	2022	3,369	MPSI	.26
9	Egg Harbor Rd	Blackwood Barnsboro Rd	0.16 NW	2022	15,176	MPSI	.27
10	Egg Harbor Rd	Blackwood Barnsboro Rd	0.16 NW	2021	15,243	MPSI	.27



Traffic Count Report

2 Egg Harbor Rd, Sewell, NJ 08080

Building Type: **General Retail**
 Secondary: **Restaurant**
 GLA: **2,000 SF**
 Year Built: **1998**
 Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: -



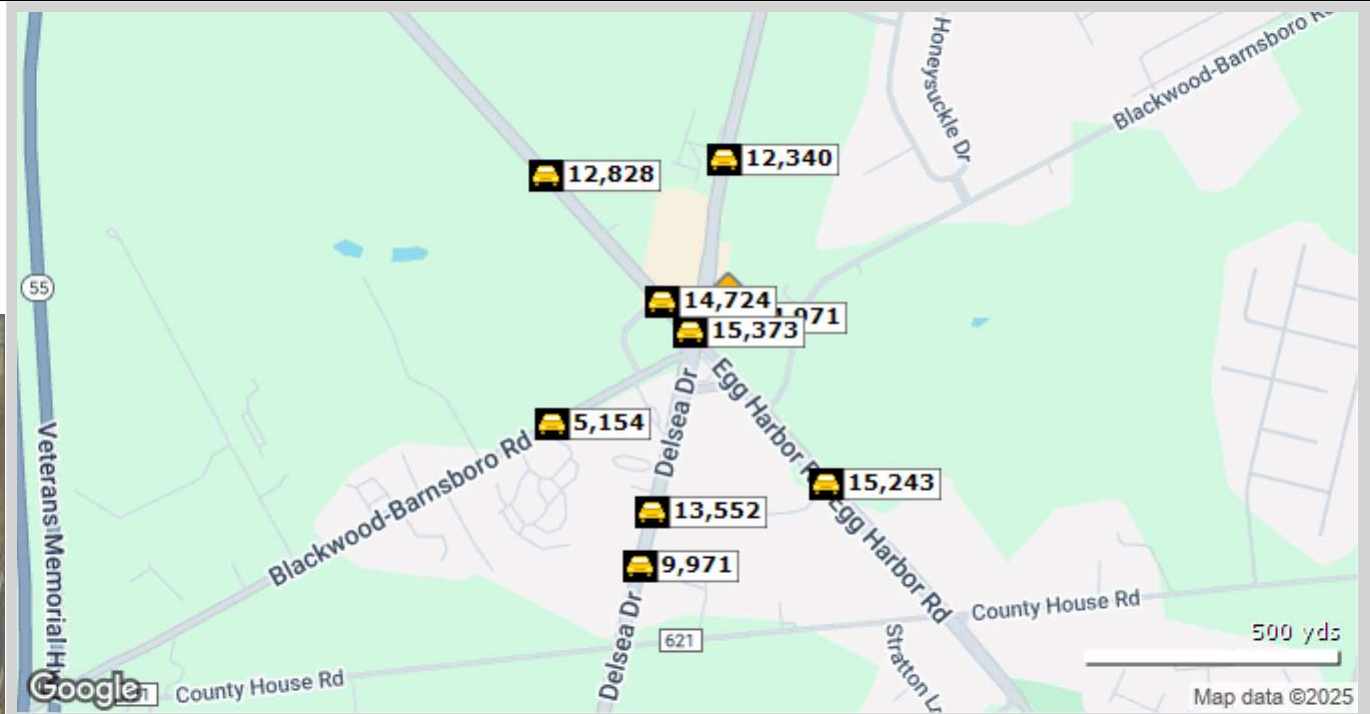
	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Delsea Drive		0.00	2022	15,373	MPSI	.02
2	Delsea Dr	Hurffville Rd	0.06 SE	2022	14,724	MPSI	.06
3	Blackwood Barnsboro Road	Egg Harbor Rd	0.07 SW	2022	4,971	MPSI	.06
4	Blackwood Barnsboro Road	International Ave	0.06 SW	2022	5,154	MPSI	.19
5	Delsea Dr	Blackwood Barnsboro Rd	0.13 N	2022	13,552	MPSI	.20
6	Hurffville Rd	Blue Bell Ln	0.20 N	2022	12,340	MPSI	.21
7	Egg Harbor Rd	Blackwood Barnsboro Rd	0.16 NW	2022	15,176	MPSI	.22
8	Egg Harbor Rd	Blackwood Barnsboro Rd	0.16 NW	2021	15,243	MPSI	.22
9	Delsea Dr	Hurffville Rd	0.25 SE	2022	12,828	MPSI	.26
10	Delsea Drive	Blackwood Barnsboro Rd	0.13 N	2022	9,971	MPSI	.26



Traffic Count Report

100 Egg Harbor Rd, Sewell, NJ 08080

Building Type: **Land**
 Class: -
 RBA: -
 Typical Floor: -
 Total Available: **0 SF**
 % Leased: **0%**
 Rent/SF/Yr: -



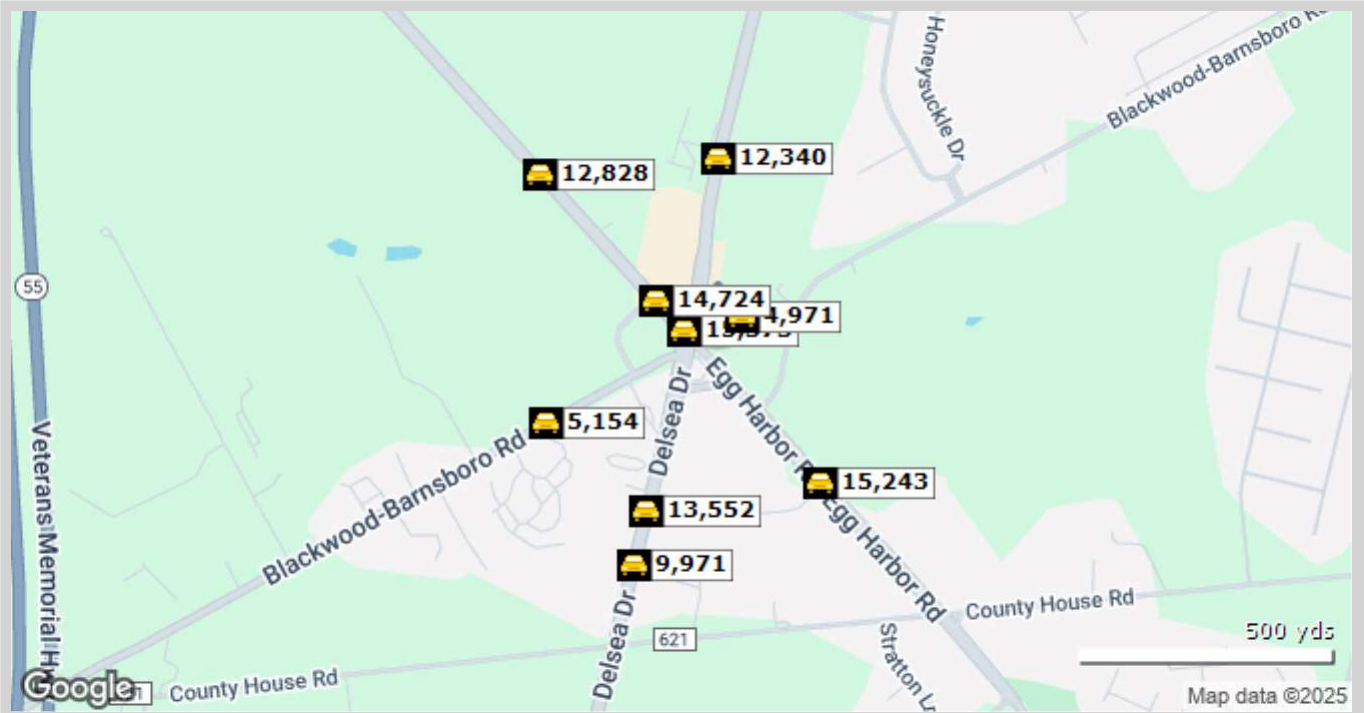
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Blackwood Barnsboro Road	Egg Harbor Rd	0.07 SW	2022	4,971	MPSI	.04
2 Delsea Drive		0.00	2022	15,373	MPSI	.04
3 Delsea Dr	Hurffville Rd	0.06 SE	2022	14,724	MPSI	.09
4 Egg Harbor Rd	Blackwood Barnsboro Rd	0.16 NW	2022	15,176	MPSI	.20
5 Egg Harbor Rd	Blackwood Barnsboro Rd	0.16 NW	2021	15,243	MPSI	.20
6 Hurffville Rd	Blue Bell Ln	0.20 N	2022	12,340	MPSI	.21
7 Delsea Dr	Blackwood Barnsboro Rd	0.13 N	2022	13,552	MPSI	.21
8 Blackwood Barnsboro Road	International Ave	0.06 SW	2022	5,154	MPSI	.22
9 Delsea Drive	Blackwood Barnsboro Rd	0.13 N	2022	9,971	MPSI	.27
10 Delsea Dr	Hurffville Rd	0.25 SE	2022	12,828	MPSI	.28



Traffic Count Report

100 Egg Harbor Rd, Sewell, NJ 08080

Building Type: **General Retail**
 Secondary: **Convenience Store**
 GLA: **5,585 SF**
 Year Built: **2023**
 Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: -



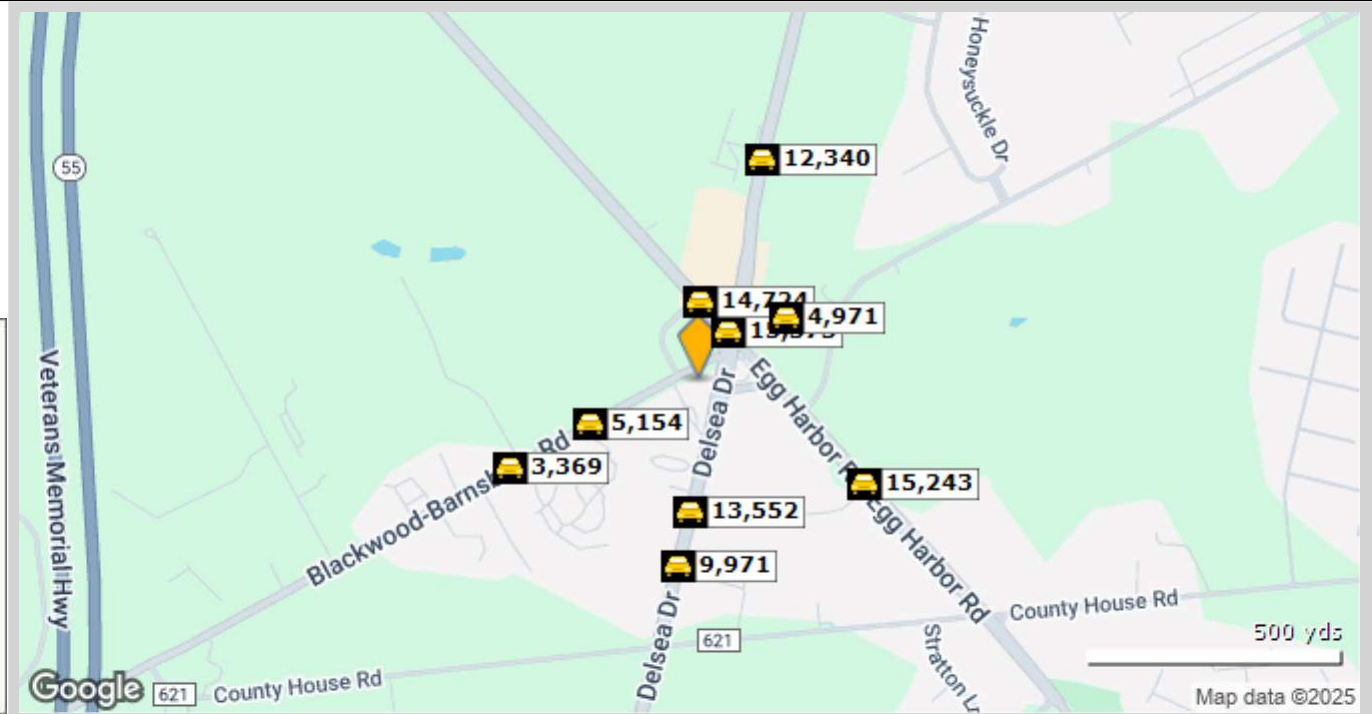
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Delsea Drive		0.00	2022	15,373	MPSI	.04
2 Blackwood Barnsboro Road	Egg Harbor Rd	0.07 SW	2022	4,971	MPSI	.05
3 Delsea Dr	Hurffville Rd	0.06 SE	2022	14,724	MPSI	.09
4 Egg Harbor Rd	Blackwood Barnsboro Rd	0.16 NW	2022	15,176	MPSI	.19
5 Egg Harbor Rd	Blackwood Barnsboro Rd	0.16 NW	2021	15,243	MPSI	.19
6 Delsea Dr	Blackwood Barnsboro Rd	0.13 N	2022	13,552	MPSI	.20
7 Blackwood Barnsboro Road	International Ave	0.06 SW	2022	5,154	MPSI	.21
8 Hurffville Rd	Blue Bell Ln	0.20 N	2022	12,340	MPSI	.22
9 Delsea Drive	Blackwood Barnsboro Rd	0.13 N	2022	9,971	MPSI	.26
10 Delsea Dr	Hurffville Rd	0.25 SE	2022	12,828	MPSI	.29



Traffic Count Report

104 Egg Harbor Rd, Sewell, NJ 08080

Building Type: **General Retail**
 Secondary: **Service Station**
 GLA: **4,210 SF**
 Year Built: **2023**
 Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: -



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Delsea Drive		0.00	2022	15,373	MPSI	.07
2 Delsea Dr	Hurffville Rd	0.06 SE	2022	14,724	MPSI	.09
3 Blackwood Barnsboro Road	Egg Harbor Rd	0.07 SW	2022	4,971	MPSI	.13
4 Blackwood Barnsboro Road	International Ave	0.06 SW	2022	5,154	MPSI	.13
5 Delsea Dr	Blackwood Barnsboro Rd	0.13 N	2022	13,552	MPSI	.15
6 Delsea Drive	Blackwood Barnsboro Rd	0.13 N	2022	9,971	MPSI	.21
7 Egg Harbor Rd	Blackwood Barnsboro Rd	0.16 NW	2022	15,176	MPSI	.22
8 Egg Harbor Rd	Blackwood Barnsboro Rd	0.16 NW	2021	15,243	MPSI	.22
9 Blackwood Barnsboro Rd	International Ave	0.06 SW	2022	3,369	MPSI	.23
10 Hurffville Rd	Blue Bell Ln	0.20 N	2022	12,340	MPSI	.27

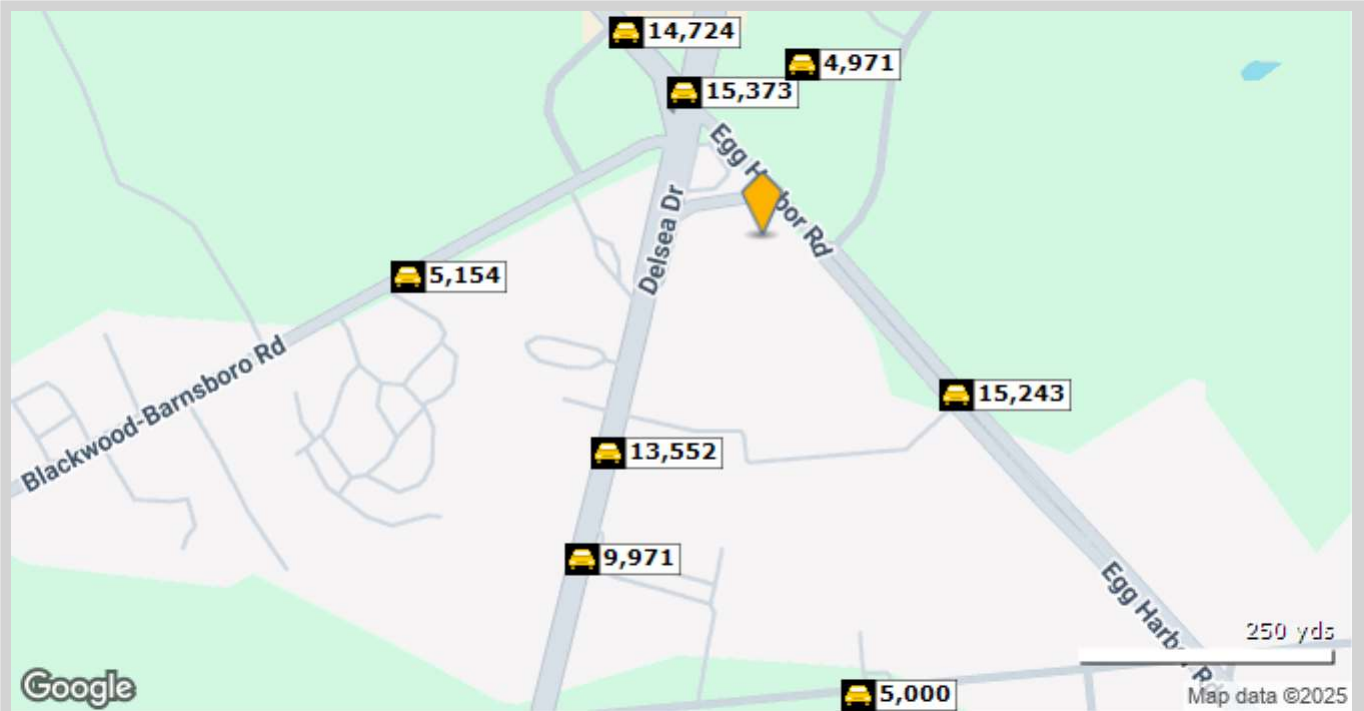


Traffic Count Report

Wawa

107 Egg Harbor Rd, Sewell, NJ 08080

Building Type: **General Retail**
 Secondary: **Convenience Store**
 GLA: **3,058 SF**
 Year Built: **1988**
 Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: -



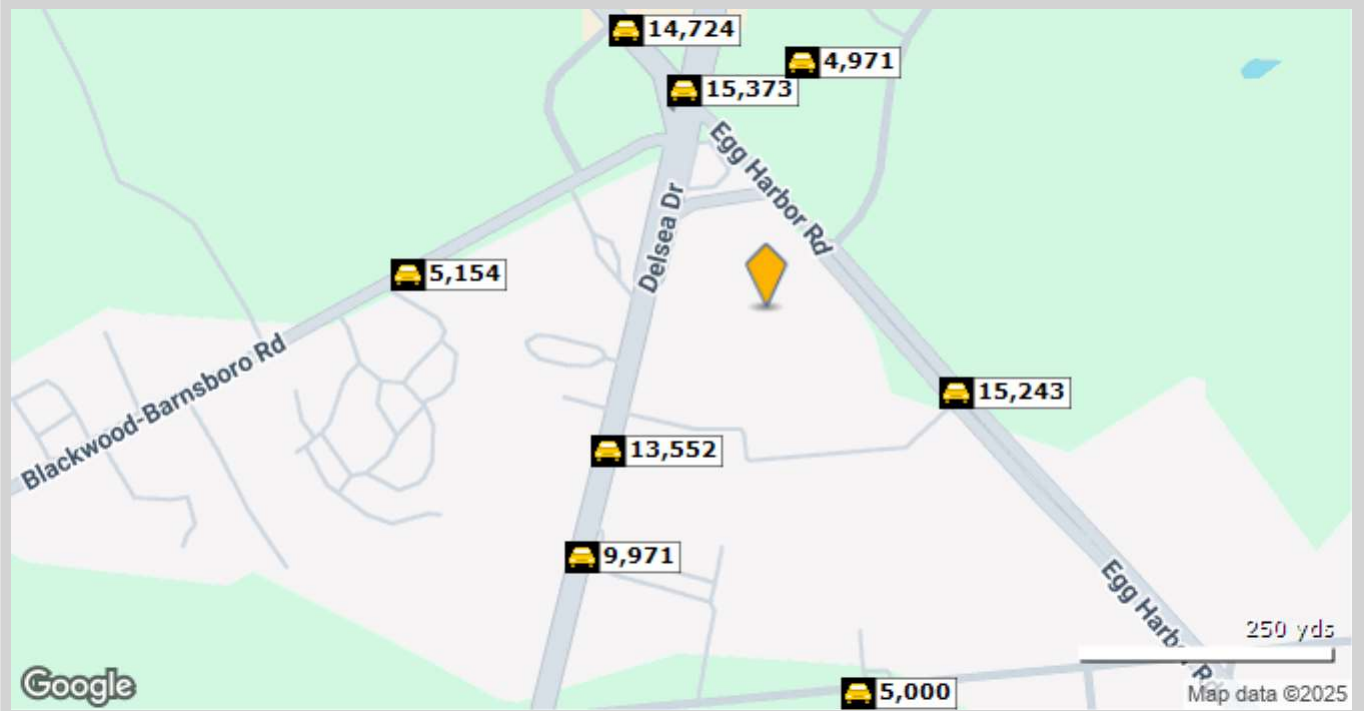
	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Delsea Drive		0.00	2022	15,373	MPSI	.09
2	Blackwood Barnsboro Road	Egg Harbor Rd	0.07 SW	2022	4,971	MPSI	.10
3	Delsea Dr	Hurffville Rd	0.06 SE	2022	14,724	MPSI	.14
4	Egg Harbor Rd	Blackwood Barnsboro Rd	0.16 NW	2022	15,176	MPSI	.14
5	Egg Harbor Rd	Blackwood Barnsboro Rd	0.16 NW	2021	15,243	MPSI	.14
6	Delsea Dr	Blackwood Barnsboro Rd	0.13 N	2022	13,552	MPSI	.15
7	Blackwood Barnsboro Road	International Ave	0.06 SW	2022	5,154	MPSI	.20
8	Delsea Drive	Blackwood Barnsboro Rd	0.13 N	2022	9,971	MPSI	.21
9	County House Road	Stratton Ln	0.13 E	2020	4,771	MPSI	.26
10	County House Road	Stratton Ln	0.13 E	2022	5,000	MPSI	.26



Traffic Count Report

111 Egg Harbor Rd, Sewell, NJ 08080

Building Type: **Class C Office**
 Class: **C**
 RBA: **1,663 SF**
 Typical Floor: **1,663 SF**
 Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: **-**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Delsea Dr	Blackwood Barnsboro Rd	0.13 N	2022	13,552	MPSI	.12
2	Egg Harbor Rd	Blackwood Barnsboro Rd	0.16 NW	2022	15,176	MPSI	.12
3	Egg Harbor Rd	Blackwood Barnsboro Rd	0.16 NW	2021	15,243	MPSI	.12
4	Delsea Drive		0.00	2022	15,373	MPSI	.13
5	Blackwood Barnsboro Road	Egg Harbor Rd	0.07 SW	2022	4,971	MPSI	.14
6	Delsea Drive	Blackwood Barnsboro Rd	0.13 N	2022	9,971	MPSI	.17
7	Delsea Dr	Hurffville Rd	0.06 SE	2022	14,724	MPSI	.18
8	Blackwood Barnsboro Road	International Ave	0.06 SW	2022	5,154	MPSI	.20
9	County House Road	Stratton Ln	0.13 E	2020	4,771	MPSI	.22
10	County House Road	Stratton Ln	0.13 E	2022	5,000	MPSI	.22

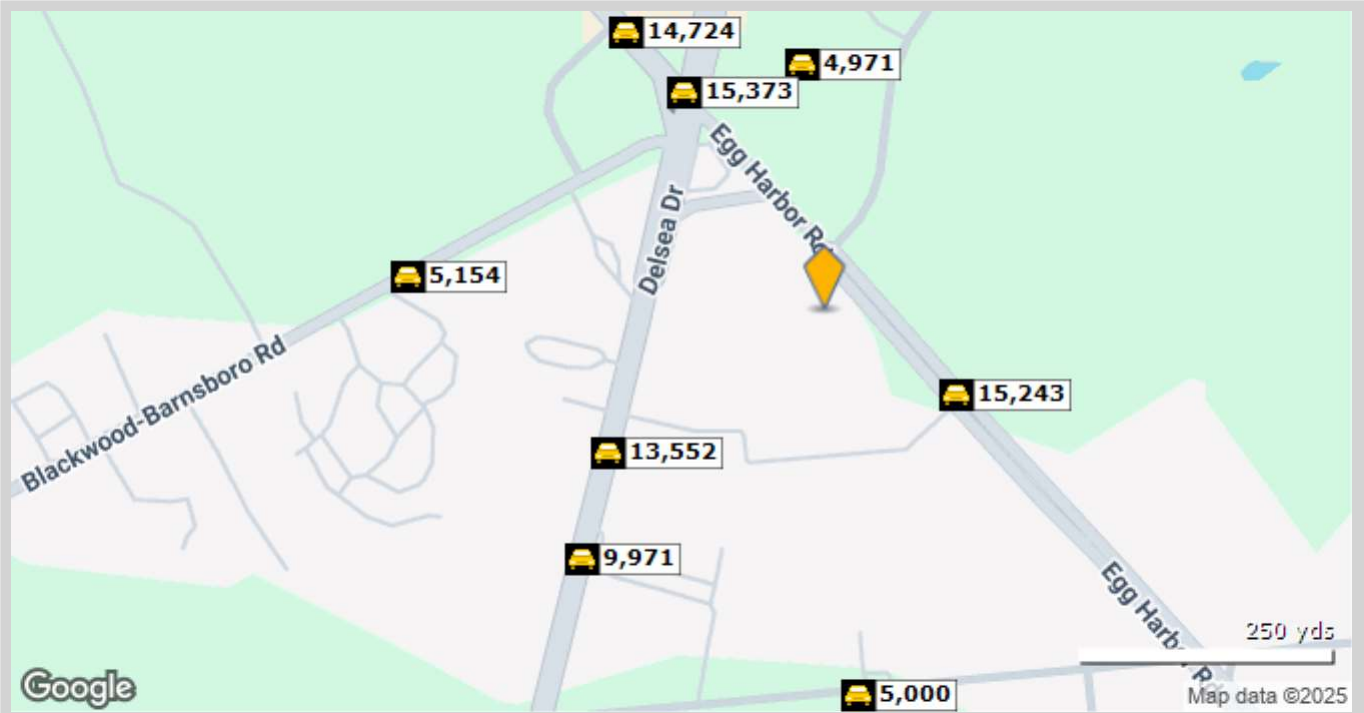


Traffic Count Report

KinderCare

113 Egg Harbor Rd, Sewell, NJ 08080

Building Type: **General Retail**
 Secondary: **Day Care Center**
 GLA: **6,260 SF**
 Year Built: **1988**
 Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: -



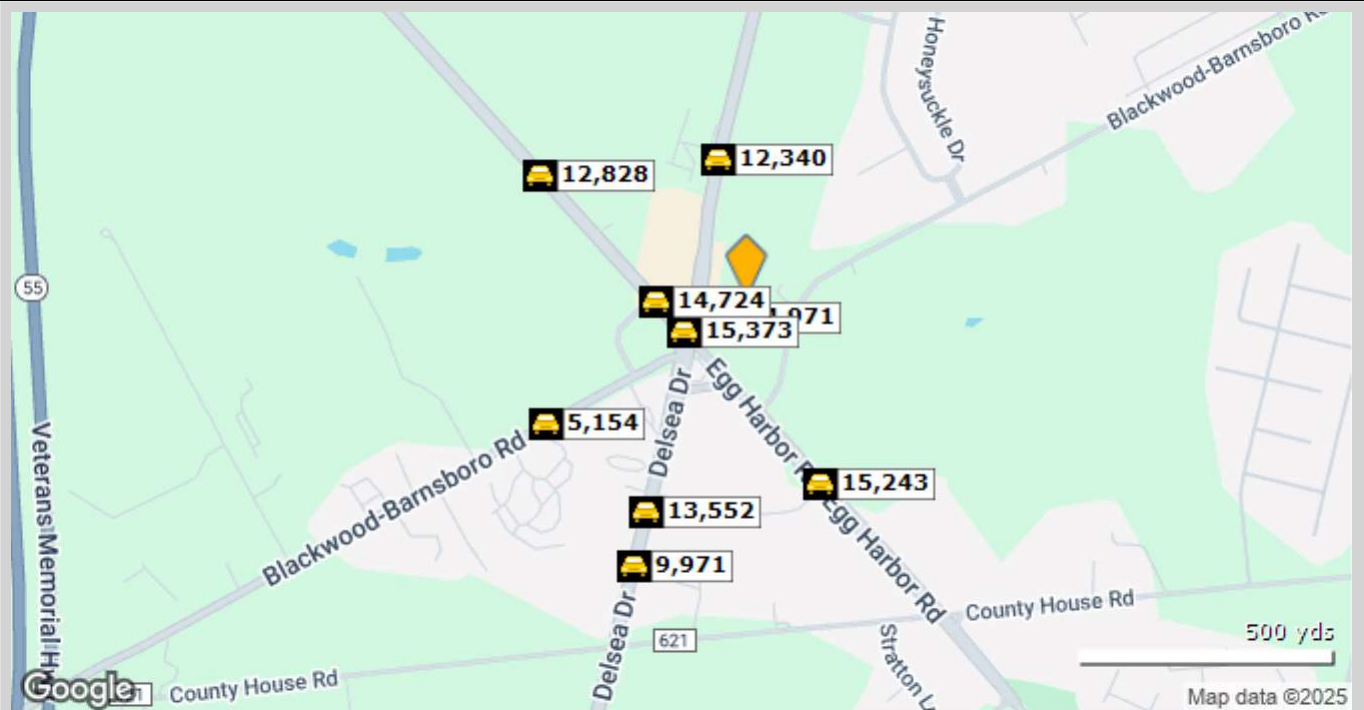
	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Egg Harbor Rd	Blackwood Barnsboro Rd	0.16 NW	2022	15,176	MPSI	.09
2	Egg Harbor Rd	Blackwood Barnsboro Rd	0.16 NW	2021	15,243	MPSI	.09
3	Blackwood Barnsboro Road	Egg Harbor Rd	0.07 SW	2022	4,971	MPSI	.14
4	Delsea Dr	Blackwood Barnsboro Rd	0.13 N	2022	13,552	MPSI	.15
5	Delsea Drive		0.00	2022	15,373	MPSI	.15
6	Delsea Dr	Hurffville Rd	0.06 SE	2022	14,724	MPSI	.20
7	Delsea Drive	Blackwood Barnsboro Rd	0.13 N	2022	9,971	MPSI	.20
8	County House Road	Stratton Ln	0.13 E	2020	4,771	MPSI	.22
9	County House Road	Stratton Ln	0.13 E	2022	5,000	MPSI	.22
10	Blackwood Barnsboro Road	International Ave	0.06 SW	2022	5,154	MPSI	.24



Traffic Count Report

1835 Hurffville Rd, Sewell, NJ 08080

Building Type: **Land**
 Class: -
 RBA: -
 Typical Floor: -
 Total Available: **0 SF**
 % Leased: **0%**
 Rent/SF/Yr: -



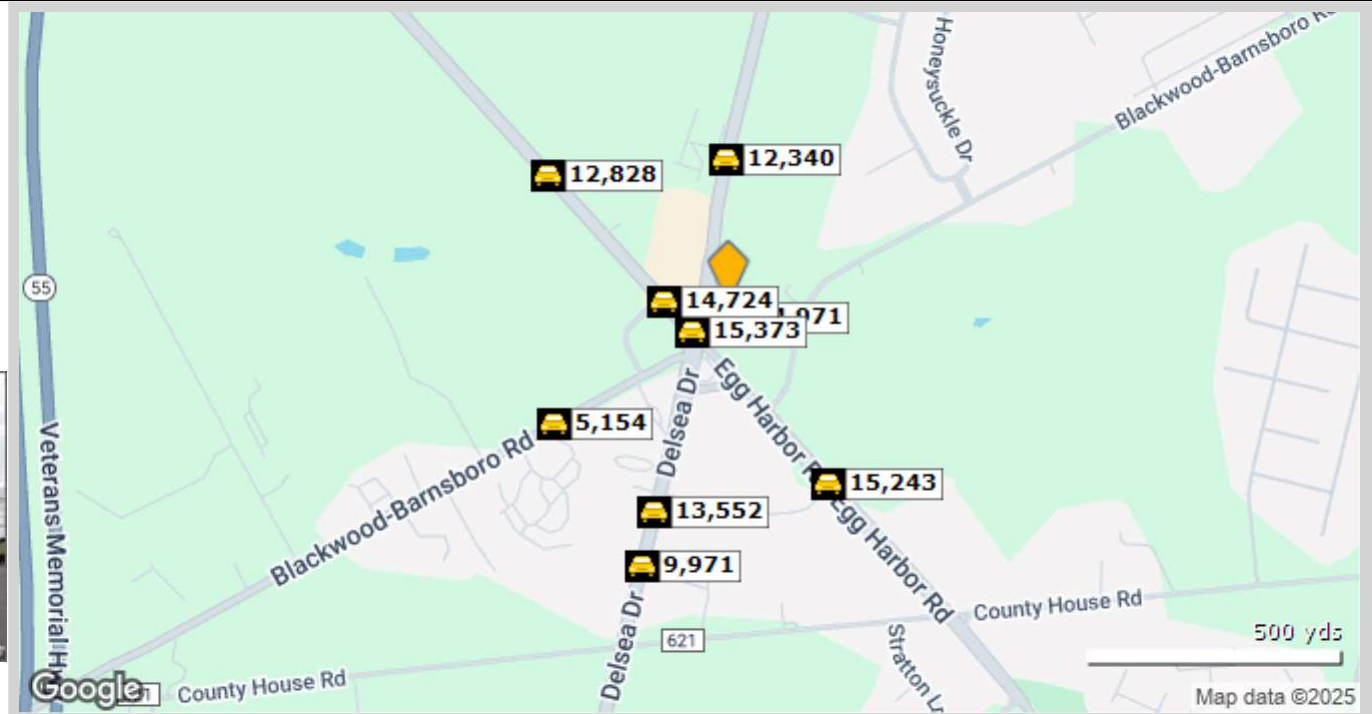
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Blackwood Barnsboro Road	Egg Harbor Rd	0.07 SW	2022	4,971	MPSI	.02
2 Delsea Drive		0.00	2022	15,373	MPSI	.07
3 Delsea Dr	Hurffville Rd	0.06 SE	2022	14,724	MPSI	.10
4 Hurffville Rd	Blue Bell Ln	0.20 N	2022	12,340	MPSI	.17
5 Egg Harbor Rd	Blackwood Barnsboro Rd	0.16 NW	2022	15,176	MPSI	.22
6 Egg Harbor Rd	Blackwood Barnsboro Rd	0.16 NW	2021	15,243	MPSI	.22
7 Delsea Dr	Blackwood Barnsboro Rd	0.13 N	2022	13,552	MPSI	.26
8 Blackwood Barnsboro Road	International Ave	0.06 SW	2022	5,154	MPSI	.26
9 Delsea Dr	Hurffville Rd	0.25 SE	2022	12,828	MPSI	.27
10 Delsea Drive	Blackwood Barnsboro Rd	0.13 N	2022	9,971	MPSI	.32



Traffic Count Report

The Bank of Princeton 1893 Hurffville Rd, Sewell, NJ 08080

Building Type: **General Retail**
 Secondary: **Bank**
 GLA: **2,800 SF**
 Year Built: -
 Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: -



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Blackwood Barnsboro Road	Egg Harbor Rd	0.07 SW	2022	4,971	MPSI	.03
2	Delsea Drive		0.00	2022	15,373	MPSI	.05
3	Delsea Dr	Hurffville Rd	0.06 SE	2022	14,724	MPSI	.07
4	Hurffville Rd	Blue Bell Ln	0.20 N	2022	12,340	MPSI	.17
5	Egg Harbor Rd	Blackwood Barnsboro Rd	0.16 NW	2022	15,176	MPSI	.23
6	Egg Harbor Rd	Blackwood Barnsboro Rd	0.16 NW	2021	15,243	MPSI	.23
7	Blackwood Barnsboro Road	International Ave	0.06 SW	2022	5,154	MPSI	.24
8	Delsea Dr	Blackwood Barnsboro Rd	0.13 N	2022	13,552	MPSI	.25
9	Delsea Dr	Hurffville Rd	0.25 SE	2022	12,828	MPSI	.26
10	Delsea Drive	Blackwood Barnsboro Rd	0.13 N	2022	9,971	MPSI	.31

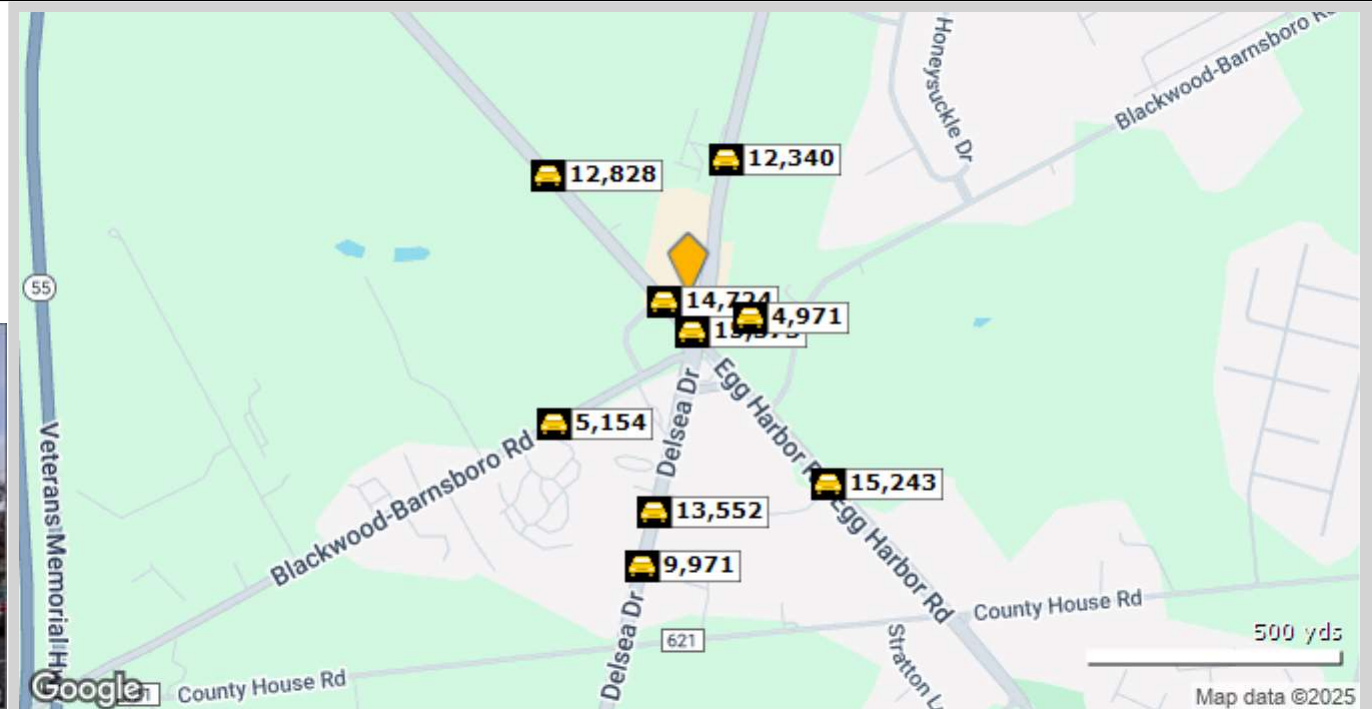


Traffic Count Report

Spotless Cleaners

1898 Hurffville Rd, Sewell, NJ 08080

Building Type: **General Retail**
 Secondary: **Freestanding**
 GLA: **3,800 SF**
 Year Built: -
 Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: -



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Delsea Dr	Hurffville Rd	0.06 SE	2022	14,724	MPSI	.03
2	Delsea Drive		0.00	2022	15,373	MPSI	.04
3	Blackwood Barnsboro Road	Egg Harbor Rd	0.07 SW	2022	4,971	MPSI	.08
4	Hurffville Rd	Blue Bell Ln	0.20 N	2022	12,340	MPSI	.17
5	Blackwood Barnsboro Road	International Ave	0.06 SW	2022	5,154	MPSI	.20
6	Delsea Dr	Hurffville Rd	0.25 SE	2022	12,828	MPSI	.21
7	Delsea Dr	Blackwood Barnsboro Rd	0.13 N	2022	13,552	MPSI	.24
8	Egg Harbor Rd	Blackwood Barnsboro Rd	0.16 NW	2022	15,176	MPSI	.26
9	Egg Harbor Rd	Blackwood Barnsboro Rd	0.16 NW	2021	15,243	MPSI	.26
10	Delsea Drive	Blackwood Barnsboro Rd	0.13 N	2022	9,971	MPSI	.31

