

Traffic Count Report

38184 Medical Center Ave, Zephyrhills, FL 33540

Building Type: **Class C Office**

Class: **C**

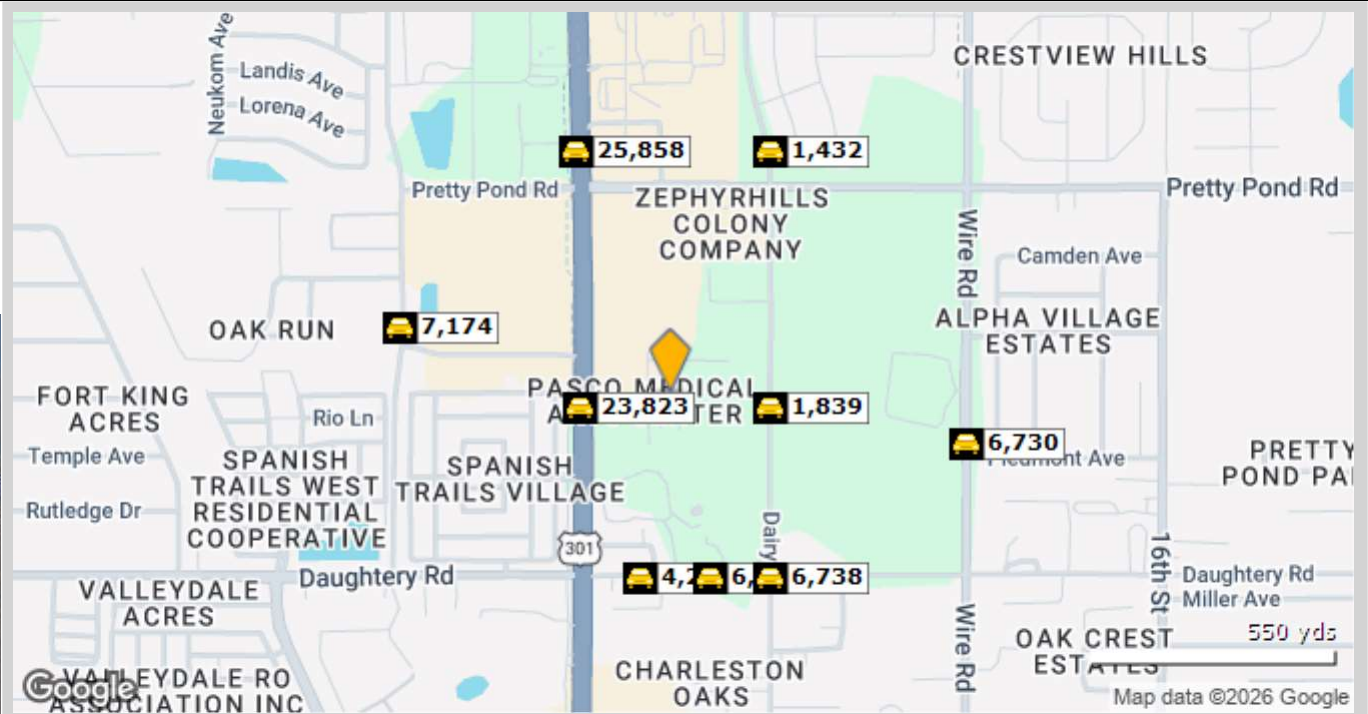
RBA: **1,080 SF**

Typical Floor: **1,080 SF**

Total Available: **1,080 SF**

% Leased: **0%**

Rent/SF/Yr: **\$21.00**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Gall Blvd	Spanish Trails Blvd	0.10 S	2026	23,823	MPSI	.12
2	Dairy Rd	Daughtery Rd	0.22 S	2026	1,839	MPSI	.13
3	Daughtery Rd	Gall Blvd	0.08 W	2025	4,159	MPSI	.24
4	Daughtery Rd	Gall Blvd	0.08 W	2026	4,245	MPSI	.24
5	Daughtery Road	Daughtery Road	0.05 E	2026	6,310	MPSI	.24
6	Daughtery Road	Dairy Rd	0.12 W	2026	6,738	MPSI	.27
7	Gall Blvd	Cornflower Ave	0.03 N	2026	25,858	MPSI	.34
8	N Dairy Rd	Gall Blvd	0.32 NW	2026	1,432	MPSI	.35
9	Green Slope Dr	Medical Arts Ct	0.03 S	2026	7,174	MPSI	.36
10	Wire Rd	Piedmont Ave	0.02 S	2026	6,730	MPSI	.39