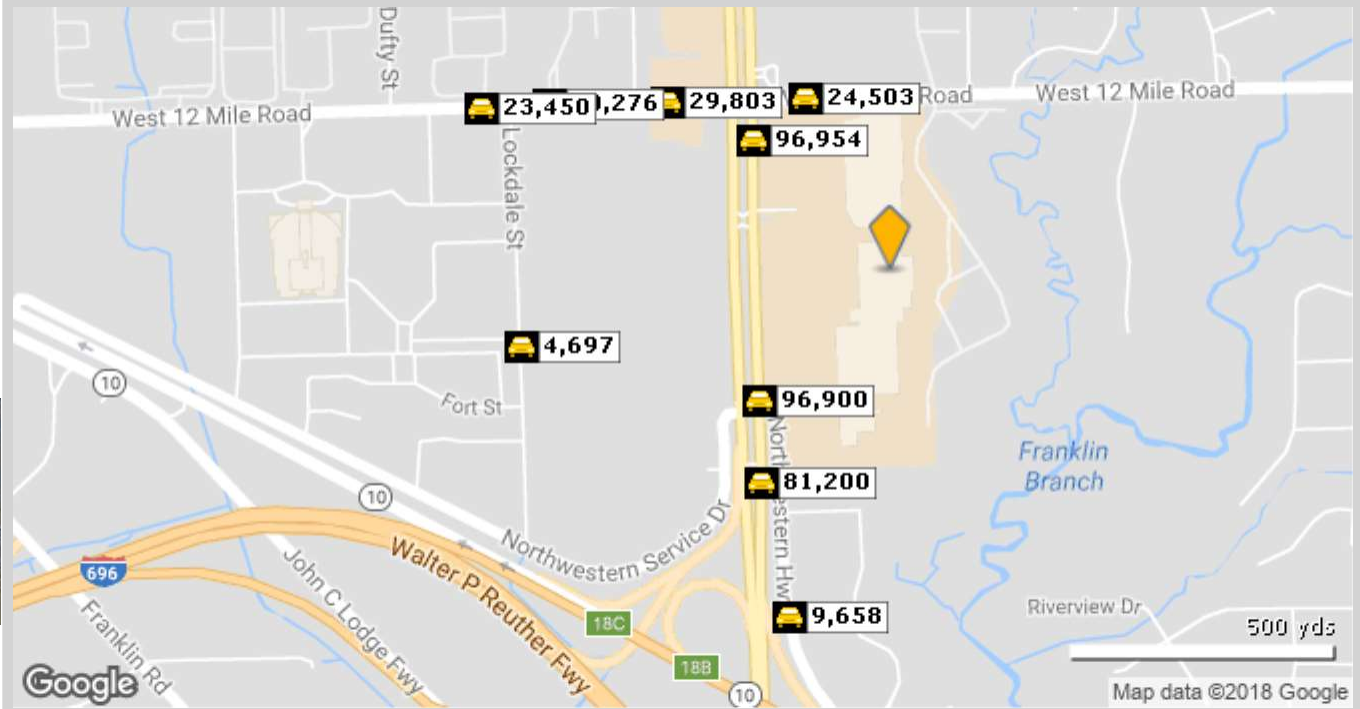


Traffic Count Report

Tel-Twelve Shopping Center

28300-28800 Telegraph Rd, Southfield, MI 48034

Building Type: **Shopping Center**
 Center Type: **Power Center**
 Center GLA: **547,882 SF**
 Year Built: **1967**
 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 Telegraph Rd	Northwestern Hwy	0.01 S	2016	96,900	MPSI	.20
2 Telegraph Rd	W 12 Mile Rd	0.05 N	2016	96,954	MPSI	.21
3 W 12 Mile Rd	Telegraph Rd	0.06 W	2016	24,503	MPSI	.21
4 Telegraph Rd	Northwestern Hwy	0.08 N	2016	81,200	MPSI	.27
5 W 12 Mile Rd	Telegraph Rd	0.07 E	2012	39,759	MPSI	.31
6 W 12 Mile Rd	Pointe O Woods Pl	0.03 W	2016	29,803	MPSI	.31
7 Northwestern Hwy	Telegraph Rd	0.10 S	2016	9,658	MPSI	.39
8 Lockdale St	Galleria Office Centre	0.03 N	2016	4,697	MPSI	.41
9 W 12 Mile Rd	Pointe O Woods Pl	0.01 E	2015	30,276	AADT	.41
10 W 12 Mile Rd	Village Rd	0.01 E	2016	23,450	MPSI	.48