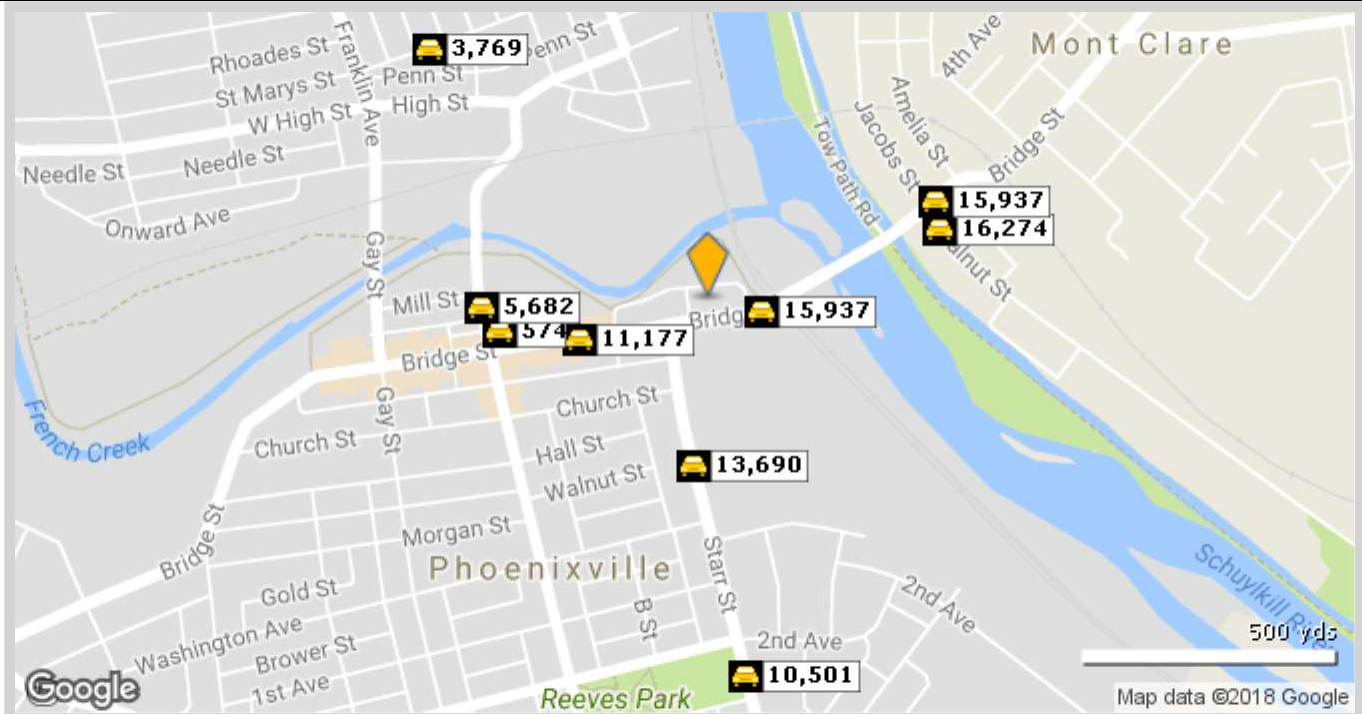


# Traffic Count Report

## Pickering Creek Inn

37 Bridge St, Phoenixville, PA 19460

Building Type: **Hospitality**  
 Class: -  
 RBA: **13,110 SF**  
 Typical Floor: **4,370 SF**  
 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	Bridge St	Ashland St	0.01 W	2015	15,937	AADT	.06
2	Bridge St	Church Ave	0.04 E	2015	11,177	AADT	.15
3	Starr St	Washington Ave	0.07 S	2016	13,690	MPSI	.19
4	Price St	S Main St	0.02 W	2016	574	MPSI	.24
5	S Main St	Price St	0.03 S	2015	5,682	AADT	.25
6	Port Providence Rd	Bridge St	0.03 NW	2011	16,274	MPSI	.28
7	Bridge St	Jacobs St	0.01 SW	2015	15,937	AADT	.29
8	St Marys St	Ann St	0.02 W	2015	4,050	MPSI	.42
9	Saint Marys St	Ann St	0.02 W	2016	3,769	MPSI	.42
10	Starr St	3rd Ave	0.03 S	2015	10,501	AADT	.43