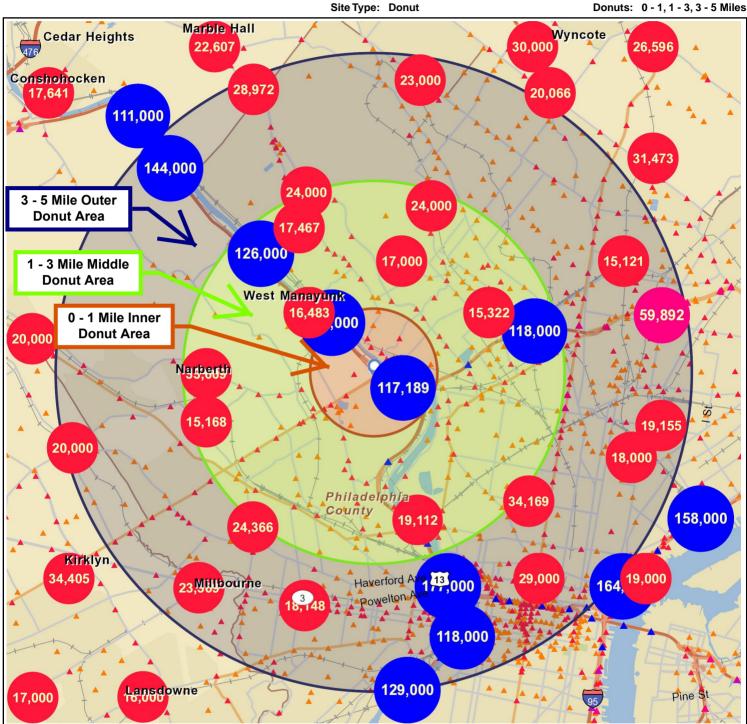




Prep'd by James T. Saint, CCIM — Halo Realty and Investments Corp

Philadelphia Donut Study 1, 3, 5 Mile Donut Study

Latitude: 40.010507
Longitude: -75.209471
Type: Donuts: 0 - 1, 1 - 3, 3 - 5 Miles





Average Daily Traffic Volume

Up to 6,000 vehicles per day

▲6,001 - 15,000

▲15,001 - 30,000

▲30,001 - 50,000 ▲50,001 - 100,000

▲More than 100,000 per day



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Philadelphia Donut Study 1, 3 & 5 Mile Donut Study



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Philadelphia Donut Study 1, 3, 5 Mile Donut Study

Longitude: -75.209471 Site Type: Donut: 3 - 5 Miles

1997

2006

2005

1997

2000

2006

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
80.0		(0.0 miles)	2005	64,000
0.27		(0.0 miles)	2006	105,088
0.28	Neill Dr	Presidential Blvd (0.17 miles W)	2004	7,422
0.30		(0.0 miles)	2005	34,000
0.31	Presidential Blvd North	(0.0 miles)	2002	17,286
0.33	Ridge Ave	Kelly Dr (0.04 miles E)	2005	28,000
0.39	Ridge Ave	City Ave (0.06 miles NW)	2007	14,665
0.40	Ridge Ave	Cresson St (0.01 miles NW)	2005	20,000
0.47	I-76	Falls Rd (0.11 miles SE)	2005	181,000
0.49	Kelly Dr	Lincoln Dr (0.15 miles NW)	2007	29,219
0.51	Main St	Dawson St (0.06 miles NW)	2004	5,638
0.53	Ridge Ave	Merrick Rd (0.1 miles SE)	2006	11,795
0.54	Ridge Ave	Vassar St (0.02 miles N)	2005	19,760
0.56	E City Ave	Stout Rd (0.1 miles SW)	2005	44,000
0.59	Monument Rd	Stout Rd (0.08 miles N)	2003	11,233
0.61	W School House Ln	Gypsy Ln (0.03 miles NE)	2005	5,333
0.62	Falls Brg	Wast River Dr (0.02 miles E)	2002	8,504
0.67	Wissahickon Dr	Gypsy Ln (0.04 miles S)	2006	47,916
0.71	Righter St	Lauriston St (0.01 miles S)	1996	2,723
0.74	Ridge Ave	Lauriston St (0.05 miles SW)	2005	8,400
0.74	Ford Rd	Cranston Rd (0.03 miles E)	2000	6,483
0.74	Ridge Ave	Stanton St (0.01 miles SE)	2006	13,672
0.78	Ford Rd	Monument Rd (0.21 miles E)	2005	10,000
0.78	Belmont Ave	Overbrook Ave (0.04 miles S)	2003	10,594
0.00	Name of the second of the seco		4007	4.404

Data Note: The Traffic Profile displays up to 25 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2009 to 1963. Just over 64% of the counts were taken between 2001 and 2009 and 84% of the counts were taken in 1997 or later. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.

Hermit St (0.04 miles SE)

Ferry Rd (0.01 miles SW)

Sherwood Rd (0.0 miles)

Arnold St (0.03 miles S)

Belmont Ave (0.09 miles NE)

Apalogen Rd (0.04 miles SW)

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0.80

0.82

0.83

0.84

0.86

0.87

Manayunk Ave

Midvale Ave

Belmont Ave

W School House Ln

E City Ave

Midvale Ave

4,184

6,302

10,000

40,753

7,593

10,176