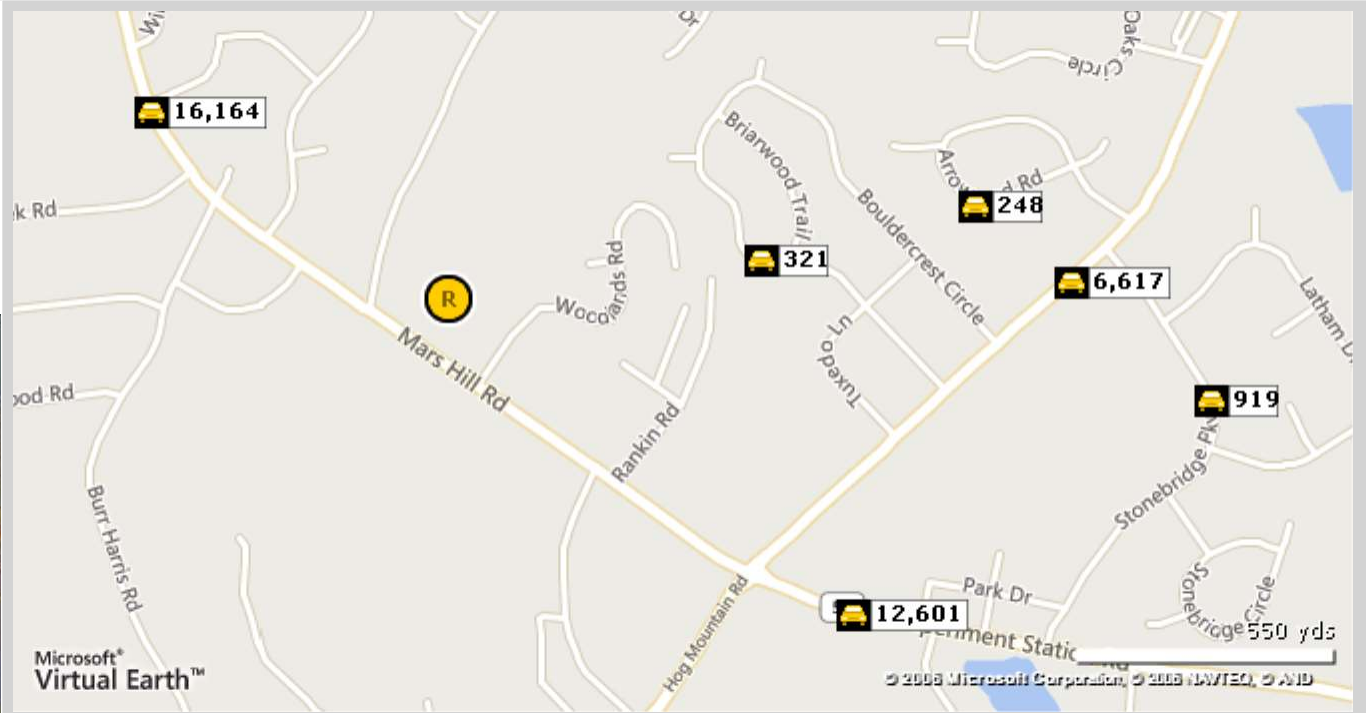


Traffic Count Report

Manders Crossing

1260 Mars Hill Rd, Watkinsville, GA 30677

Building Type: **General Retail**
 Secondary: -
 GLA: **25,200 SF**
 Year Built: **2005**
 Total Available: **12,009 SF**
 % Leased: **52.35%**
 Rent/SF/Yr: **Negotiable**



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Bouldercrest Cir	Briarwood Trl	0.04 E	2014	321	MPSI	.39
2 Mars Hill Rd	Creek Bridge Dr	0.01 NW	2014	16,164	MPSI	.43
3 Experiment Station Rd	Park Dr	0.12 E	2014	12,601	MPSI	.63
4 Arrowhead Rd	Apache Rd	0.08 NW	2014	248	MPSI	.66
5 Hog Mountain Rd	Stonebridge Pky	0.06 NE	2014	6,617	MPSI	.77
6 Stonebridge Pky	Latham Dr	0.06 S	2014	919	MPSI	.95