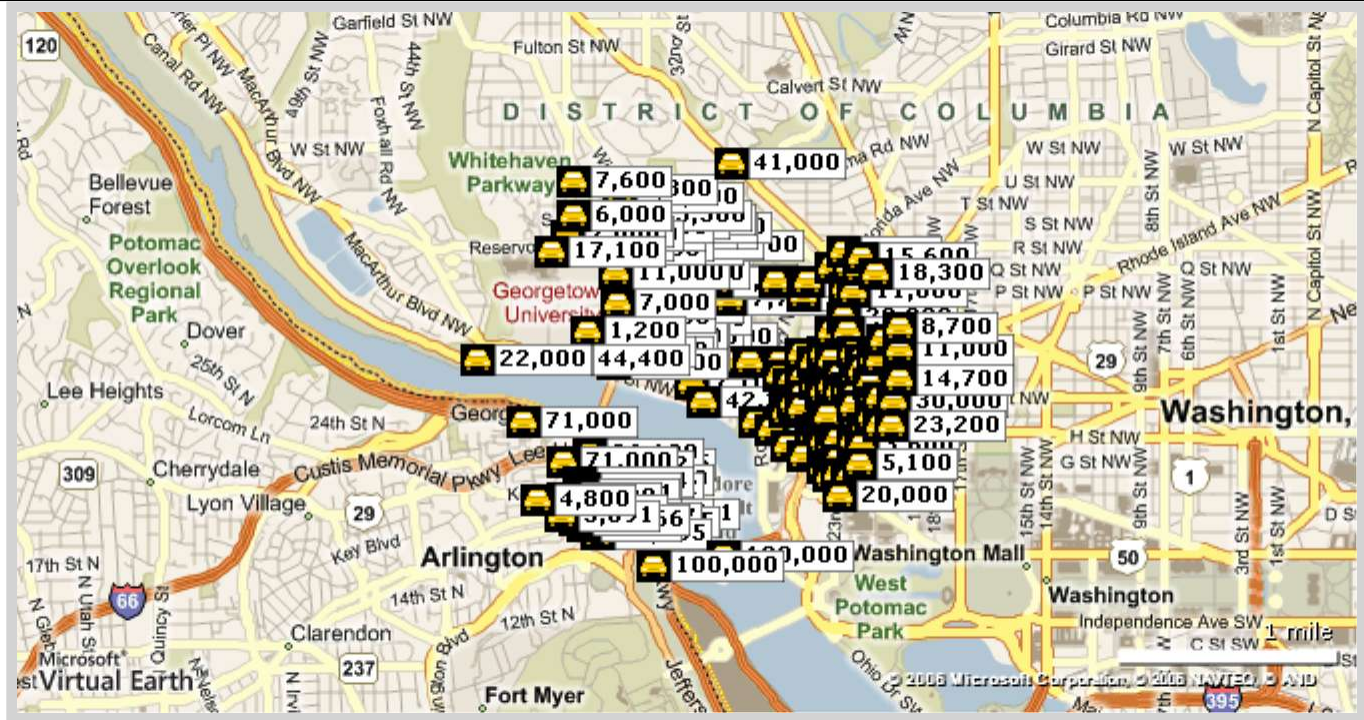


Traffic Count Report

1220 Wisconsin Ave NW, Washington, DC 20007

Building Type: **Retail**
 Secondary: **Storefront**
 GLA: **11,102 SF**
 Year Built: **1982**
 Total Available: **10,179 SF**
 % Leased: **100%**
 Rent/SF/Yr: **Negotiable**



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Wisconsin Ave NW	M St NW	0.02 S	2002	11,000	AAWDT	.02
2 Prospect St NW	Wisconsin Ave NW	0.04 E	2002	6,000	AAWDT	.03
3 M St NW	Wisconsin Ave NW	0.03 E	2002	25,700	AAWDT	.04
4 M St NW	31st St NW	0.04 E	2002	22,800	AAWDT	.08
5 N St NW	Wisconsin Ave NW	0.04 E	2002	2,400	AAWDT	.09
6 Wisconsin Ave NW	Grace St NW	0.02 N	2002	7,100	AAWDT	.14
7 33rd St NW	Prospect St NW	0.02 S	2002	4,400	AAWDT	.16
8 N St NW	33rd St NW	0.04 E	2002	2,000	AAWDT	.21
9 M St NW	Bank St NW	0.01 E	2002	33,500	AAWDT	.22
10 33rd St NW	O St NW	0.02 S	2002	2,800	AAWDT	.23

Traffic Count Report

1220 Wisconsin Ave NW, Washington, DC 20007

11	K St NW	31st St NW	0.03 E	2002	42,200	AAWDT	.23
12	M St NW	30th St NW	0.02 W	2002	2,700	AAWDT	.24
13	34th St NW	Prospect St NW	0.02 N	2002	8,300	AAWDT	.25
14	34th St NW	N St NW	0.03 S	2002	3,000	AAWDT	.27
15	N St NW	34th St NW	0.02 E	2002	1,800	AAWDT	.28
16	P St NW	33rd St NW	0.03 E	2002	1,000	AAWDT	.29
17	M St NW	29th St NW	0.02 W	2002	2,100	AAWDT	.30
18	35th St NW	Prospect St NW	0.02 S	2002	6,100	AAWDT	.31
19	P St NW	30th St NW	0.01 E	2002	7,700	AAWDT	.32
20	Prospect St NW	35th St NW	0.02 E	2002	3,800	AAWDT	.33
21	Q St NW	31st St NW	0.03 E	2002	7,000	AAWDT	.33
22	M St NW	St Marys PI NW	0.04 W	2002	27,200	AAWDT	.34
23	31st St NW	Q St NW	0.01 S	2002	2,500	AAWDT	.35
24	35th St NW	O St NW	0.02 S	2002	7,000	AAWDT	.36
25	Q St NW	31st St NW	0.07 W	2002	6,000	AAWDT	.36
26	35th St NW	P St NW	0.02 S	2002	7,000	AAWDT	.40
27	33rd St NW	Q St NW	0.02 S	2002	2,900	AAWDT	.40
28	Prospect St NW	36th St NW	0.02 E	2002	3,200	AAWDT	.41
29	M St NW	Rock Crk and Potomac Pky NW	0.02 W	2002	10,300	AAWDT	.43
30	Pennsylvania Ave NW	26th St NW	0.02 SE	2002	34,000	AAWDT	.44
31	Rock Crk and Potomac Pky NW	Virginia Ave NW	0.01 S	2002	48,200	AAWDT	.45
32	34th St NW	Q St NW	0.03 S	2002	3,000	AAWDT	.45
33	37th St NW	N St NW	0.03 S	2002	1,200	AAWDT	.46
34	35th St NW	Q St NW	0.03 S	2002	11,000	AAWDT	.49
35	L St NW	26th St NW	0.02 W	2002	1,500	AAWDT	.50
36	26th St NW	K St NW	0.01 S	2002	2,600	AAWDT	.50
37	R St NW	Avon PI NW	0.03 E	2002	8,000	AAWDT	.51
38	Canal Rd NW	Ligman Rd	0.18 W	2002	44,400	AAWDT	.51
39	Reservoir Rd NW	Wisconsin Ave NW	0.02 E	2002	3,100	AAWDT	.52
40	27th St NW	Macomb St NW	2.27 N	2002	12,900	AAWDT	.52

Traffic Count Report

1220 Wisconsin Ave NW, Washington, DC 20007

41	26th St NW	Queen Annes Ln NW	0.02 S	2002	10,000	AAWDT	.53
42	Q St NW	28th St NW	0.08 W	2002	8,200	AAWDT	.53
43	25th St NW	M St NW	0.03 S	2002	2,600	AAWDT	.53
44	Wisconsin Ave NW	Reservoir Rd NW	0.03 SE	2002	17,000	AAWDT	.54
45	25th St NW	Pennsylvania Ave NW	0.03 S	2002	4,000	AAWDT	.54
46	K St NW	25th St NW	0.03 E	2002	32,000	AAWDT	.54
47	25th St NW	K St NW	0.03 S	2002	7,700	AAWDT	.56
48	R St NW	Wisconsin Ave NW	0.06 W	2002	7,600	AAWDT	.57
49	32nd St NW	R St NW	0.03 S	2002	3,800	AAWDT	.58
50	25th St NW	Queen Annes Ln NW	0.02 S	2002	3,400	AAWDT	.59
51	M St NW	24th St NW	0.05 E	2002	12,000	AAWDT	.59
52	R St NW	Wisconsin Ave NW	0.02 E	2002	6,000	AAWDT	.59
53	35th St NW	Reservoir Rd NW	0.02 S	2002	6,200	AAWDT	.60
54	Reservoir Rd NW	35th St NW	0.04 E	2002	9,300	AAWDT	.60
55	P St NW	26th St NW	0.09 W	2002	15,500	AAWDT	.61
56	L St NW	24th St NW	0.04 E	2002	12,000	AAWDT	.61
57	Wisconsin Ave NW	R St NW	0.03 SE	2002	20,000	AAWDT	.61
58	Virginia Ave NW	H St NW	0.03 SE	2002	13,200	AAWDT	.63
59	24th St NW	M St NW	0.04 S	2002	8,500	AAWDT	.63
60	N Lynn St	I-66	0.01 S	2002	33,725	ADT	.64
61	S St NW	32nd St NW	0.07 E	2002	4,000	AAWDT	.64
62	Lee Hwy	Fort Myer Dr	0.04 SW	2002	26,180	ADT	.64
63	Pennsylvania Ave NW	24th St NW	0.01 SE	2002	23,500	AAWDT	.65
64	34th St NW	R St NW	0.05 S	2002	2,700	AAWDT	.65
65	Q St NW	Mill Rd NW	0.01 E	2002	10,500	AAWDT	.65
66	24th St NW	Pennsylvania Ave NW	0.02 S	2002	5,000	AAWDT	.65
67	R St NW	35th St NW	0.03 E	2002	1,200	AAWDT	.66
68	M St NW	23rd St NW	0.03 E	2002	14,200	AAWDT	.67
69	35th St NW	S St NW	0.03 N	2002	3,000	AAWDT	.67
70	Wisconsin Ave NW	S St NW	0.02 SE	2002	23,500	AAWDT	.68

Traffic Count Report

1220 Wisconsin Ave NW, Washington, DC 20007

71	N St NW	23rd St NW	0.03 E	2002	4,400	AAWDT	.68
72	L St NW	23rd St NW	0.03 E	2002	11,100	AAWDT	.68
73	24th St NW	New Hampshire Ave NW	0.04 S	2002	4,900	AAWDT	.69
74	New Hampshire Ave NW	H St NW	0.04 SW	2002	6,000	AAWDT	.70
75	N Lynn St	Lee Hwy	0.03 NE	2002	22,920	ADT	.70
76	New Hampshire Ave NW	I St NW	0.01 SW	2002	5,900	AAWDT	.70
77	23rd St NW	L St NW	0.04 S	2002	16,600	AAWDT	.71
78	25th St NW	Virginia Ave NW	0.02 S	2002	5,000	AAWDT	.71
79	I-66	Fort Myer Dr	0.01 NW	2002	25,482	ADT	.71
80	24th St NW	K St NW	0.04 N	2002	4,900	AAWDT	.71
81	New Hampshire Ave NW	24th St NW	0.04 SW	2002	5,500	AAWDT	.71
82	37th St NW	Reservoir Rd NW	0.02 S	2002	2,300	AAWDT	.71
83	R St NW	36th St NW	0.04 E	2002	1,000	AAWDT	.72
84	23rd St NW	Washington Cir NW	0.02 S	2002	13,300	AAWDT	.72
85	19th St N	N Lynn St	0.03 W	2002	6,222	ADT	.73
86	N Moore St	19th St N	0.02 S	2002	3,390	ADT	.74
87	24th St NW	H St NW	0.03 S	2002	4,000	AAWDT	.75
88	23rd St NW	N St NW	0.06 SW	2002	20,000	AAWDT	.75
89	N Nash St	I-66	0.01 SE	2002	71,000	AADT	.75
90	N St NW	22nd St NW	0.03 E	2002	1,700	AAWDT	.75
91	New Hampshire Ave NW	Washington Cir NW	0.04 SW	2002	14,400	AAWDT	.76
92	Fort Myer Dr	19th St N	0.03 S	2002	16,684	ADT	.77
93	37th St NW	R St NW	0.02 S	2002	3,000	AAWDT	.77
94	Wisconsin Ave NW	34th St NW	0.03 SE	2002	30,100	AAWDT	.77
95	R St NW	37th St NW	0.03 E	2002	2,000	AAWDT	.77
96	22nd St NW	M St NW	0.04 S	2002	14,300	AAWDT	.77
97	19th St N	Fort Myer Dr	0.01 W	2002	8,886	ADT	.78
98	23rd St NW	Q St NW	0.03 S	2002	9,700	AAWDT	.78
99	Reservoir Rd NW	38th St NW	0.03 E	2002	17,100	AAWDT	.78
10	N Arlington Ridge Rd	Wilson Blvd	0.10 S	2002	16,211	ADT	.79

Traffic Count Report

1220 Wisconsin Ave NW, Washington, DC 20007

10	New Hampshire Ave NW	Washington Cir NW	0.10 SW	2002	13,300	AAWDT	.79
10	H St NW	23rd St NW	0.03 E	2002	3,200	AAWDT	.79
10	23rd St NW	P St NW	0.03 S	2002	3,900	AAWDT	.80
10	22nd St NW	K St NW	0.03 S	2002	12,800	AAWDT	.80
10	23rd St NW	H St NW	0.03 S	2002	18,000	AAWDT	.81
10	M St NW	22nd St NW	0.03 W	2002	21,400	AAWDT	.81
10	22nd St NW	Pennsylvania Ave NW	0.01 S	2002	13,500	AAWDT	.81
10	Fort Myer Dr	N Key Blvd	0.01 N	2002	3,191	ADT	.81
10	New Hampshire Ave NW	M St NW	0.06 NE	2002	6,000	AAWDT	.81
11	George Washington Memorial Pky	Spout Run Pky	0.35 W	2002	71,000	AADT	.81
11	Whitehaven Pky NW	Wisconsin Ave NW	0.02 E	2002	4,300	AAWDT	.82
11	24th St NW	Virginia Ave NW	0.02 S	2002	2,000	AAWDT	.82
11	37th St NW	T St NW	0.03 N	2002	6,000	AAWDT	.82
11	22nd St NW	P St NW	0.02 S	2002	11,600	AAWDT	.83
11	N Lynn St	Wilson Blvd	0.02 S	2002	23,958	ADT	.84
11	G St NW	23rd St NW	0.03 E	2002	1,400	AAWDT	.84
11	23rd St NW	G St NW	0.02 S	2002	17,600	AAWDT	.85
11	Wilson Blvd	N Lynn St	0.03 NW	2002	10,475	ADT	.85
11	L St NW	21st St NW	0.04 E	2002	15,000	AAWDT	.86
12	Massachusetts Ave NW	22nd St NW	0.03 SE	2002	24,700	AAWDT	.86
12	M St NW	New Hampshire Ave NW	0.02 SW	2002	9,700	AAWDT	.86
12	Virginia Ave NW	24th St NW	0.03 NW	2002	12,800	AAWDT	.86
12	22nd St NW	H St NW	0.03 S	2002	5,900	AAWDT	.87
12	N Key Blvd	N Oak St	0.02 SW	2002	7,298	ADT	.87
12	R St NW	22nd St NW	0.05 E	2002	3,100	AAWDT	.87
12	Fort Myer Dr	Wilson Blvd	0.02 S	2002	7,500	AADT	.88
12	K St NW	21st St NW	0.04 E	2002	30,000	AAWDT	.88
12	Wilson Blvd	N Moore St	0.02 E	2002	12,597	ADT	.89
12	I St NW	Colonial Ln NW	0.04 E	2002	3,700	AAWDT	.89
13	21st St NW	M St NW	0.02 N	2002	15,500	AAWDT	.89

Traffic Count Report

1220 Wisconsin Ave NW, Washington, DC 20007

13	Massachusetts Ave NW	22nd St NW	0.03 NW	2002	6,900	AAWDT	.89
13	23rd St NW	F St NW	0.02 S	2002	18,000	AAWDT	.89
13	Pennsylvania Ave NW	Washington Cir NW	0.20 NW	2002	23,200	AAWDT	.90
13	N Nash St	Nash St	0.05 S	2002	7,984	ADT	.90
13	Massachusetts Ave NW	30th St NW	0.02 NW	2002	41,000	AAWDT	.91
13	21st St NW	K St NW	0.02 S	2002	6,600	AAWDT	.91
13	H St NW	Reed Ct NW	0.02 E	2002	3,600	AAWDT	.91
13	New Hampshire Ave NW	21st St NW	0.04 SW	2002	10,500	AAWDT	.92
13	N Lynn St	Wilson Blvd	0.07 N	2002	21,355	ADT	.92
14	Fort Myer Dr	Wilson Blvd	0.03 N	2002	1,838	ADT	.92
14	Wilson Blvd	Fort Myer Dr	0.04 E	2002	13,866	ADT	.92
14	Florida Ave NW	Hillyer Ct NW	0.03 SW	2002	15,600	AAWDT	.93
14	22nd St NW	G St NW	0.02 N	2002	1,700	AAWDT	.93
14	N Oak St	18th St N	0.03 N	2002	3,891	ADT	.94
14	F St NW	22nd St NW	0.02 E	2002	3,400	AAWDT	.94
14	G St NW	22nd St NW	0.03 W	2002	5,100	AAWDT	.95
14	I-66	Rock Crk and Potomac Pky NW	0.25 E	2002	100,000	AAWDT	.95
14	21st St NW	I St NW	0.02 S	2002	6,500	AAWDT	.95
14	Q St NW	21st St NW	0.02 E	2002	18,300	AAWDT	.95
15	37th St NW	Whitehaven Pky NW	0.05 S	2002	7,600	AAWDT	.95
15	23rd St NW	E St NW	0.01 S	2002	20,000	AAWDT	.96
15	N Key Blvd	N Ode St	0.01 E	2002	4,800	AAWT	.96
15	Canal Rd NW	Macarthur Blvd NW	0.11 NE	2002	22,000	AAWDT	.97
15	K St NW	20th St NW	0.03 E	2002	30,000	AAWDT	.98
15	20th St NW	M St NW	0.02 S	2002	11,000	AAWDT	.98
15	I-66	George Washington Memorial Pky	0.05 SE	2002	100,000	AAWT	.98
15	20th St NW	L St NW	0.02 S	2002	14,700	AAWDT	.99
15	20th St NW	N St NW	0.02 S	2002	8,700	AAWDT	.99
15	Pennsylvania Ave NW	I St NW	0.04 SE	2002	23,200	AAWDT	1.00