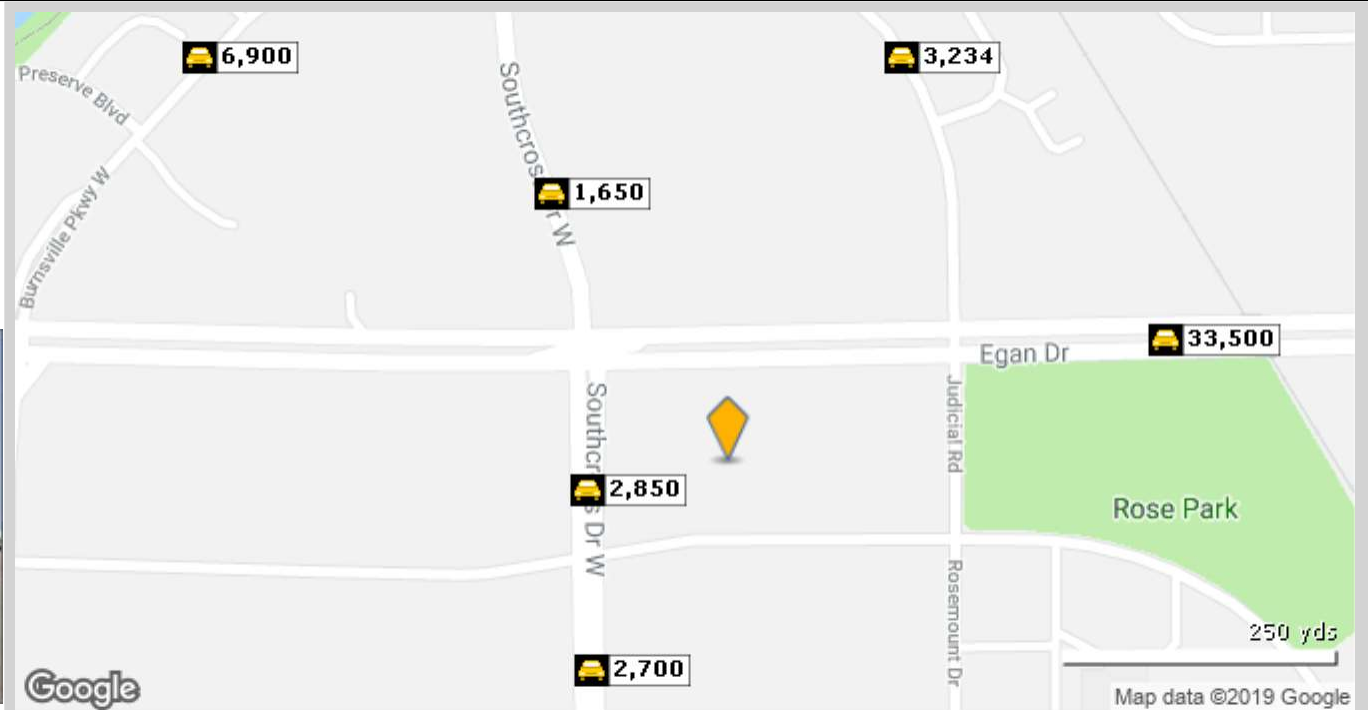


# Traffic Count Report

## Southcross Commerce Center

2999 Cr-42 W, Burnsville, MN 55306

Building Type: **Flex**  
 RBA: **67,000 SF**  
 Typical Floor: **33,000 SF**  
 Total Available: **4,910 SF**  
 Warehouse Avail: -  
 Office Avail: **4,910 SF**  
 % Leased: **92.67%**  
 Rent/SF/Yr: **Negotiable**



|    | Street            | Cross Street        | Cross Str Dist | Count Year | Avg Daily Volume | Volume Type | Miles from Subject Prop |
|----|-------------------|---------------------|----------------|------------|------------------|-------------|-------------------------|
| 1  | Southcross Dr     | Corporate Center Dr | 0.04 S         | 2014       | 2,850            | AADT        | .07                     |
| 2  | Southcross Dr W   | S Cross Dr          | 0.22 SE        | 2012       | 1,744            | MPSI        | .13                     |
| 3  | Southcross Dr     | Corporate Center Dr | 0.05 N         | 2017       | 2,700            | MPSI        | .13                     |
| 4  | Southcross Dr W   | S Cross Dr          | 0.46 S         | 2012       | 1,127            | MPSI        | .17                     |
| 5  | Southcross Dr     | Egan Dr             | 0.08 S         | 2017       | 1,650            | MPSI        | .17                     |
| 6  | Judicial Rd       | Boulders Way        | 0.04 SE        | 2012       | 3,234            | MPSI        | .23                     |
| 7  | County Road 42 W  |                     | 0.00           | 2012       | 35,381           | MPSI        | .24                     |
| 8  | Egan Dr           | Rosemount Dr        | 0.11 W         | 2017       | 33,500           | MPSI        | .24                     |
| 9  | Burnsville Pky W  |                     | 0.00           | 2012       | 6,937            | MPSI        | .35                     |
| 10 | Burnsville Pkwy W | W Preserve Blvd     | 0.05 SW        | 2017       | 6,900            | MPSI        | .35                     |

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| Business Employment by Type      | # of Businesses | # Employees  | #Emp/Bus  |
|----------------------------------|-----------------|--------------|-----------|
| <b>Total Businesses</b>          | <b>531</b>      | <b>8,766</b> | <b>17</b> |
| Retail & Wholesale Trade         | 81              | 1,659        | 20        |
| Hospitality & Food Service       | 27              | 920          | 34        |
| Real Estate, Renting, Leasing    | 25              | 188          | 8         |
| Finance & Insurance              | 47              | 172          | 4         |
| Information                      | 7               | 105          | 15        |
| Scientific & Technology Services | 63              | 300          | 5         |
| Management of Companies          | 2               | 6            | 3         |
| Health Care & Social Assistance  | 120             | 400          | 3         |
| Educational Services             | 11              | 297          | 27        |
| Public Administration & Sales    | 2               | 16           | 8         |
| Arts, Entertainment, Recreation  | 11              | 88           | 8         |
| Utilities & Waste Management     | 15              | 160          | 11        |
| Construction                     | 43              | 717          | 17        |
| Manufacturing                    | 39              | 3,352        | 86        |
| Agriculture, Mining, Fishing     | 2               | 2            | 1         |
| Other Services                   | 36              | 384          | 11        |