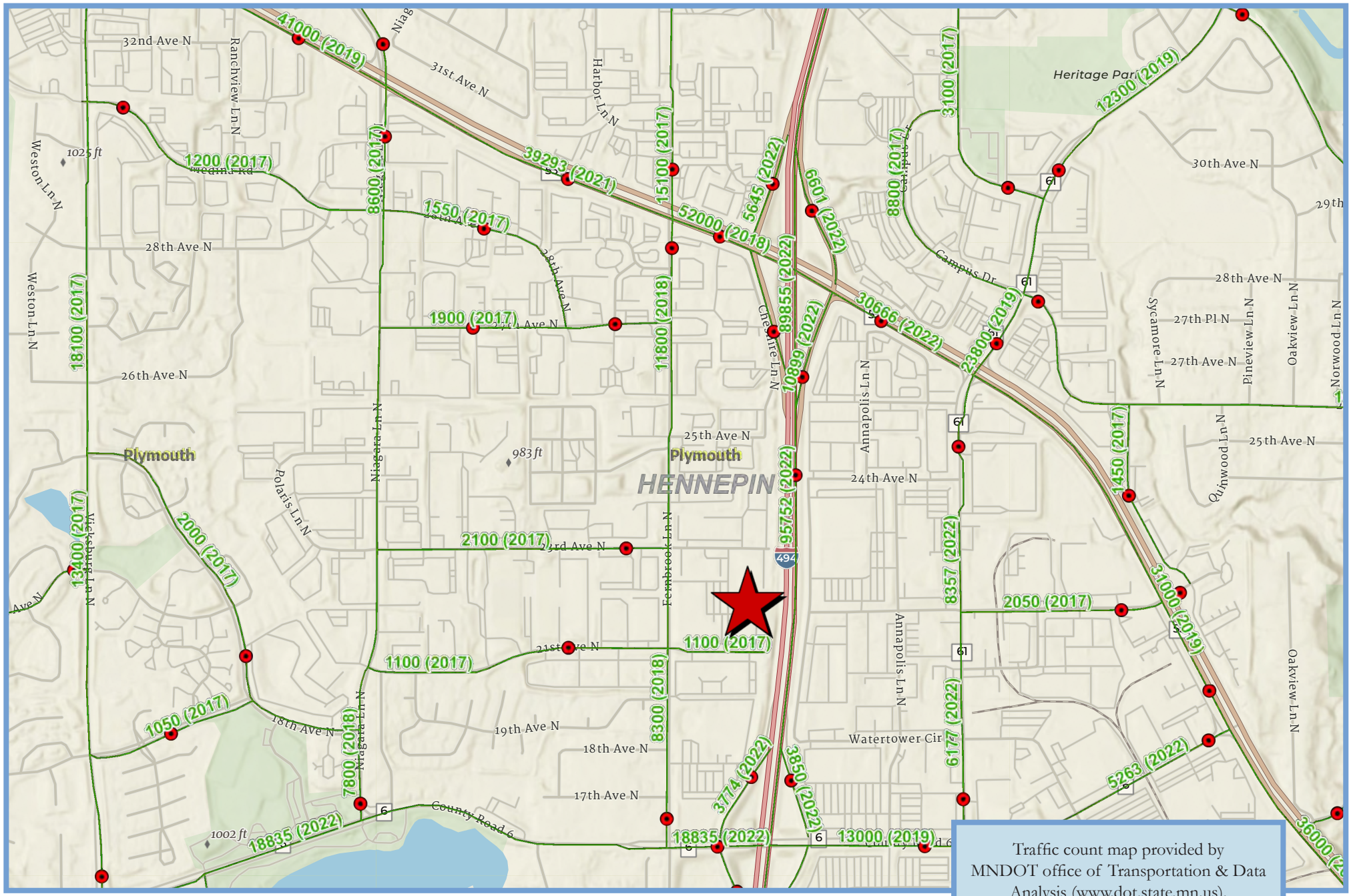
hj development

TRAFFIC COUNT INFORMATION | 494 BUSINESS PARK

Fernbrook Lane N & 21st Avenue N | Plymouth, MN 55447



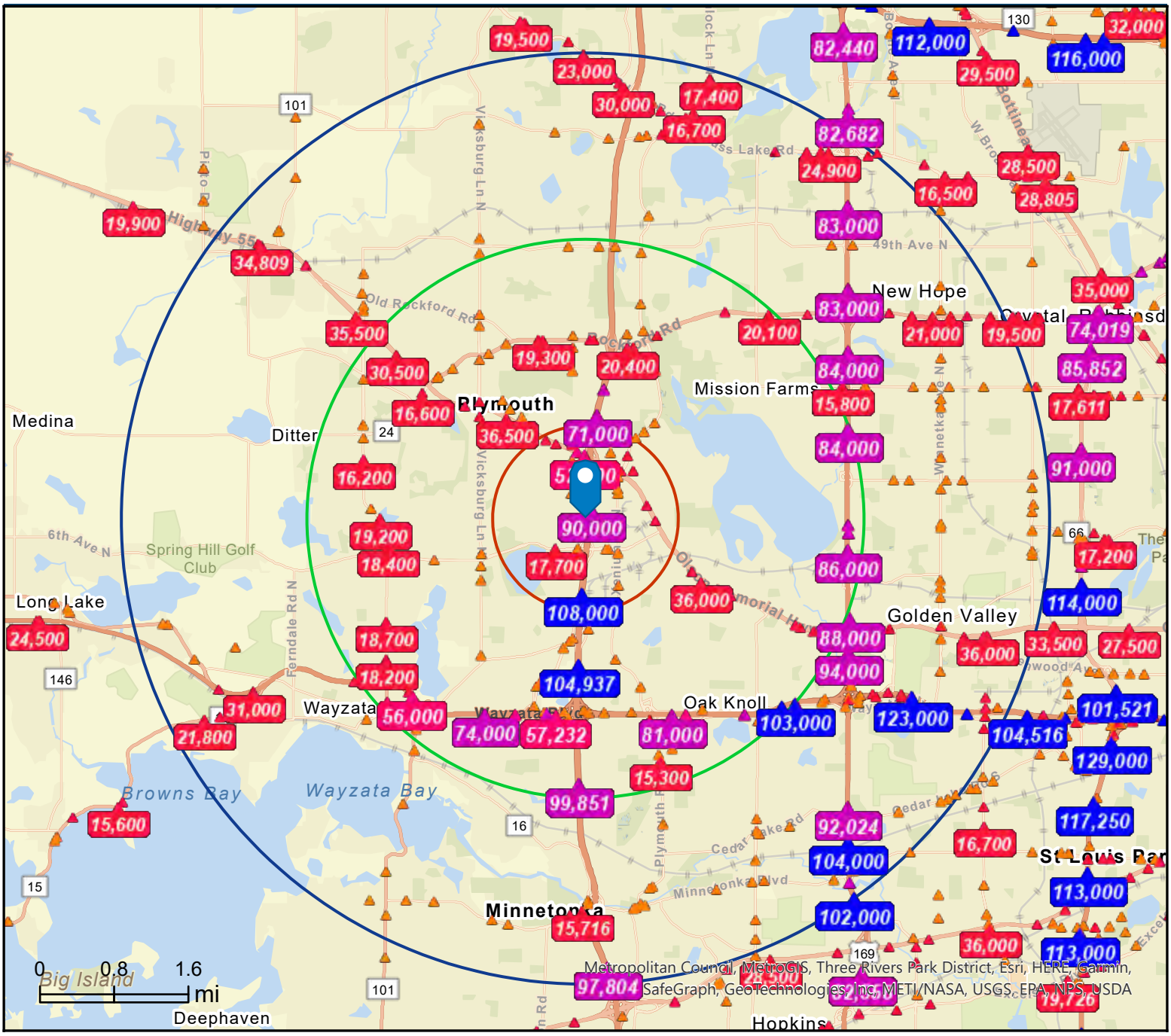
Traffic count map provided by MNDOT office of Transportation & Data Analysis (www.dot.state.mn.us).

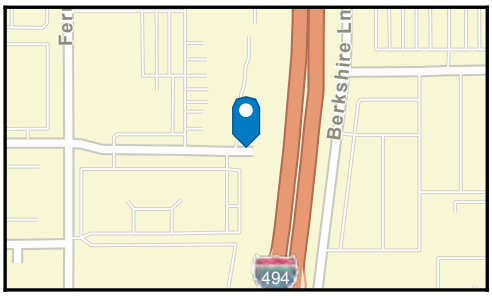
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Traffic Count Map

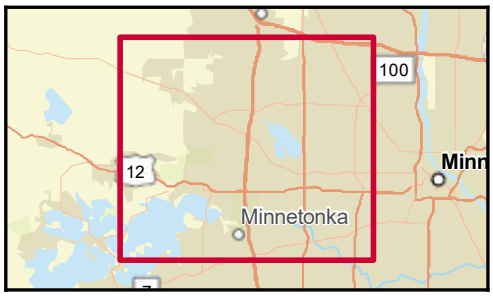
494 Business Park
14000 21st Ave N, Plymouth, Minnesota, 55447
Rings: 1, 3, 5 mile radii

Prepared by HJ Development
Latitude: 45.00139
Longitude: -93.45841





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



Source: ©2023 Kalibrate Technologies (Q2 2023).

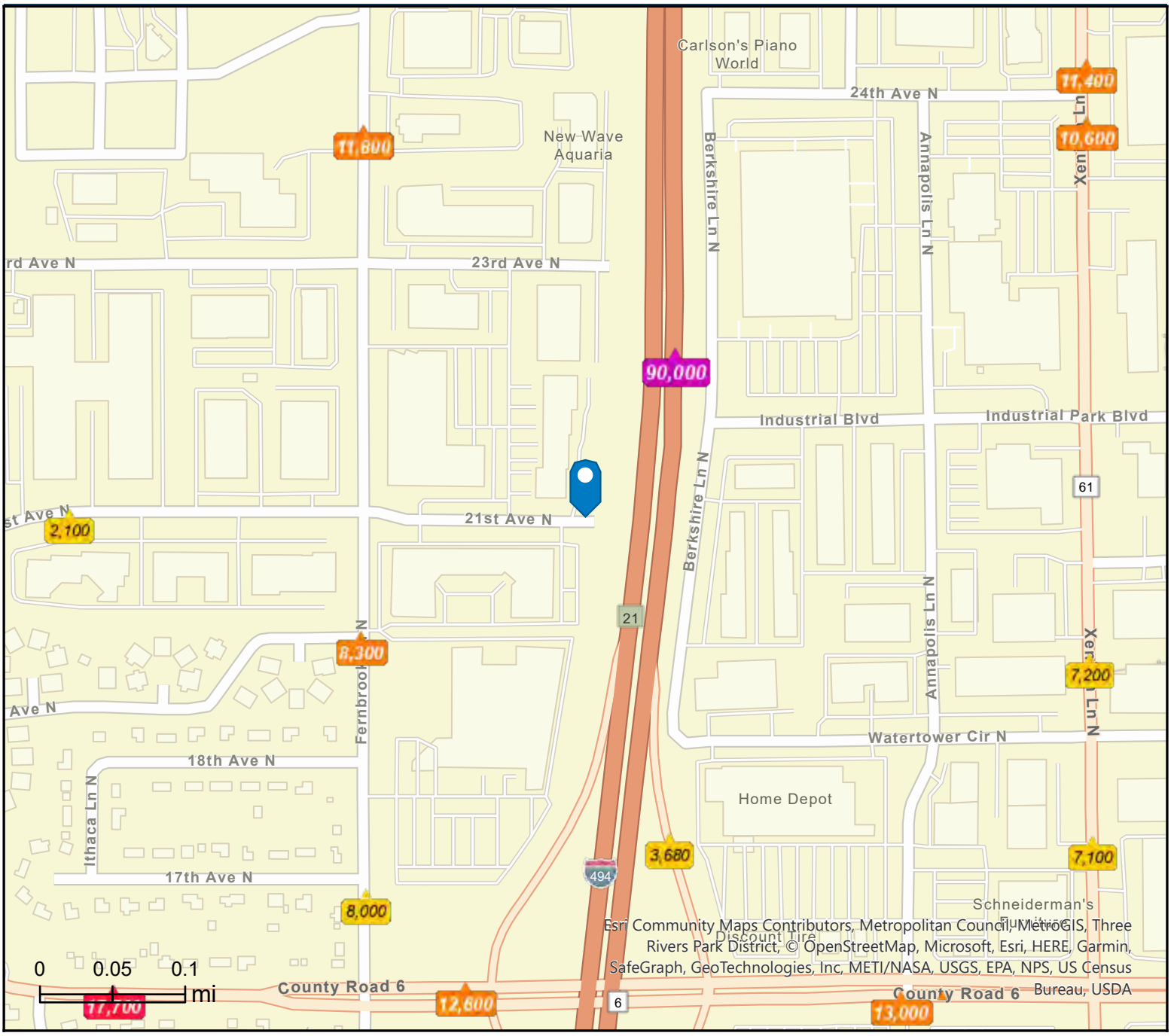
July 10, 2023

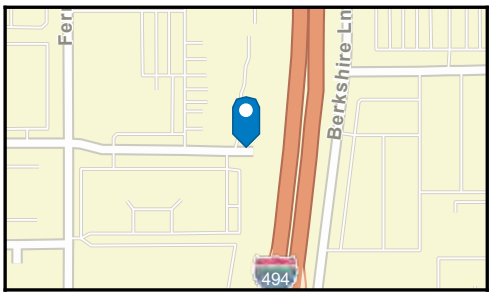
©2023 Esri

Traffic Count Map - Close Up

494 Business Park
14000 21st Ave N, Plymouth, Minnesota, 55447
Rings: 1, 3, 5 mile radii

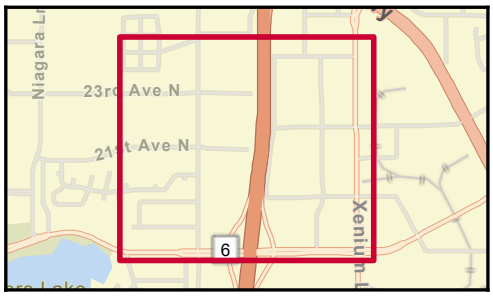
Prepared by HJ Development
Latitude: 45.00139
Longitude: -93.45841





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***



Source: ©2023 Kalibrate Technologies (Q2 2023).

July 10, 2023

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Traffic Count Profile

494 Business Park
14000 21st Ave N, Plymouth, Minnesota, 55447
Rings: 1, 3, 5 mile radii

Prepared by HJ Development
Latitude: 45.00139
Longitude: -93.45841

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.13	I- 494	Co Rd 6 (0.44 miles S)	2019	90,000
0.17	Fernbrook Lane North	19th Ave N (0.0 miles S)	2018	8,300
0.23	CON 400	Berkshire Ln N (0.06 miles N)	2021	3,680
0.30	Fernbrook Ln N	17th Ave N (0.01 miles N)	2013	8,000
0.31	Fernbrook Lane North	23rd Ave N (0.09 miles S)	2018	11,800
0.33	Co Rd 6	Fernbrook Ln N (0.07 miles W)	2017	12,600
0.35	21st Ave N	Fernbrook Ln N (0.2 miles E)	2017	2,100
0.36	Xenium Ln	Water Tower Cir (0.05 miles S)	2011	7,200
0.39	Co Rd 6	Annapolis Ln N (0.01 miles NE)	2019	13,000
0.41	Co Rd 6	Annapolis Ln N (0.02 miles W)	2017	12,600
0.41	Xenium Ln	Water Tower Cir (0.07 miles N)	2013	7,100
0.41	CON 3429	Co Rd 6 (0.09 miles NE)	2021	5,609
0.42	CON 341	I- 494 (0.09 miles N)	2021	6,047
0.44	Xenium La	24th Ave N (0.02 miles N)	2019	10,600
0.45	23rd Ave N	Niagara Ln N (0.23 miles W)	2013	2,100
0.45	19th Ave N	Juneau Ln N (0.02 miles W)	2017	1,100
0.46	Co Rd 6	Juneau Ln N (0.05 miles W)	2011	17,700
0.46	Xenium Ln	24th Ave N (0.02 miles S)	2011	11,400
0.47	CON 2135	26th Ave N (0.11 miles SE)	2021	10,691
0.51	Xenium Ln	Co Rd 6 (0.05 miles N)	2017	12,500
0.54	Industrial Park Blvd	E Center Cir (0.06 miles W)	2017	2,050
0.54	CON 5573	Olson Memorial Hwy (0.11 miles N)	2021	11,185
0.56	Xenium Ln	26th Ave N (0.02 miles SW)	2017	11,700
0.57	Fernbrook Lane North	27th Ave N (0.01 miles N)	2018	11,800
0.59	27th Ave N	Fernbrook Ln N (0.04 miles E)	2017	3,200
0.59	Olson Memorial Hwy	Annapolis Ln N (0.07 miles NW)	2012	34,000
0.63	27th Ave N	28th Ave N (0.02 miles W)	2009	1,200
0.64	Fernbrook Ln N	13th Ave N (0.03 miles N)	2006	775
0.64	Northwest Blvd	Xenium Ln (0.04 miles SW)	2017	23,600
0.64	Fernbrook Ln N	28th Pl N (0.02 miles N)	2013	12,200

Data Note: The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2023 to 2000. Esri removes counts that are older than 2000 from the Kalibrate provided database. 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.
Source: ©2023 Kalibrate Technologies (Q2 2023).

July 10, 2023

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