



BUILD TO SUIT LEASE

363 & 373 Madison Ave.

1.95 Acres 300'+ Road Frontage

Call for more information

207-431-2454

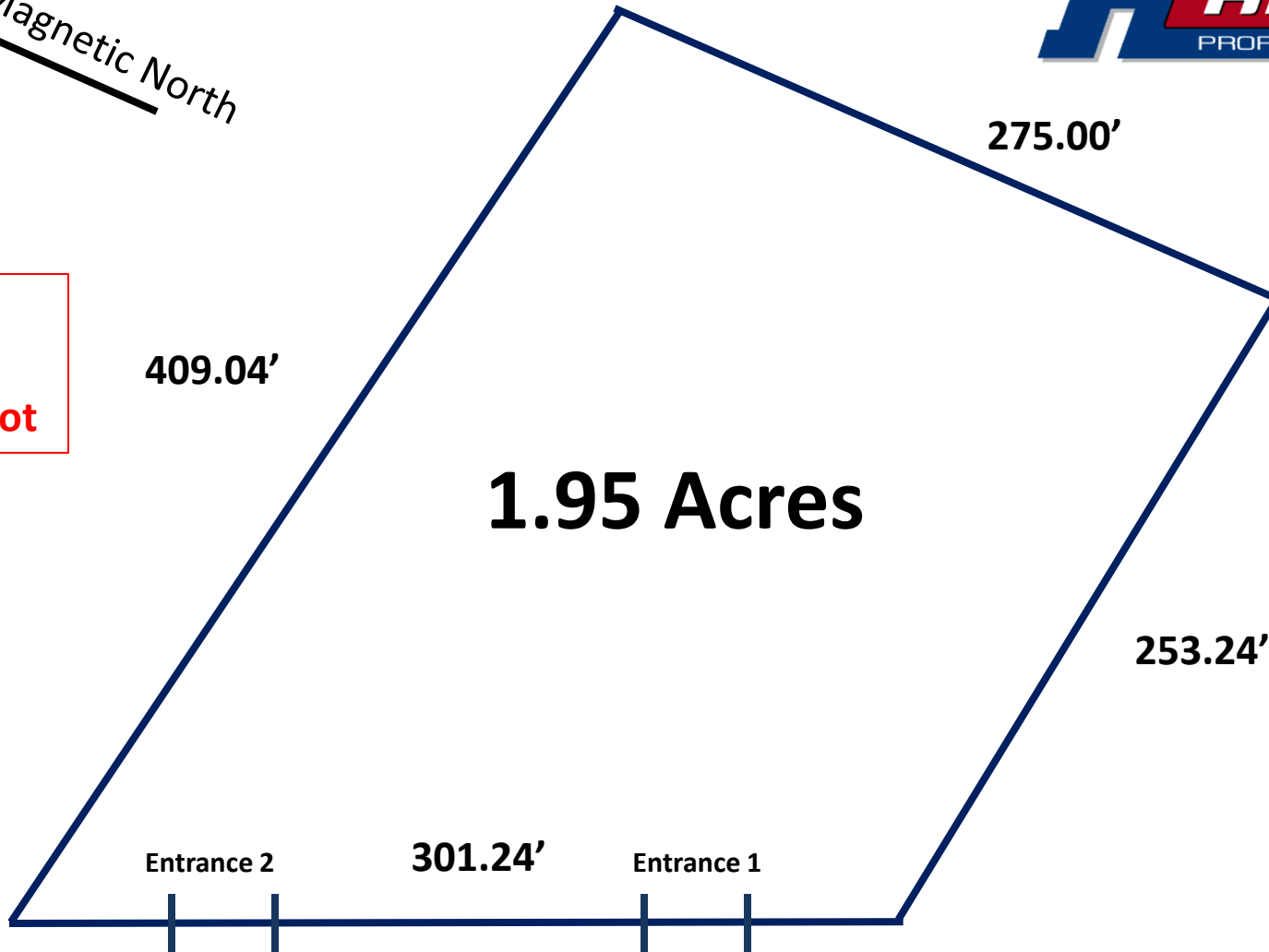
207-399-0668

363 Madison Ave and 373 Madison Ave



← Magnetic North

Tractor
Supply
Parking Lot



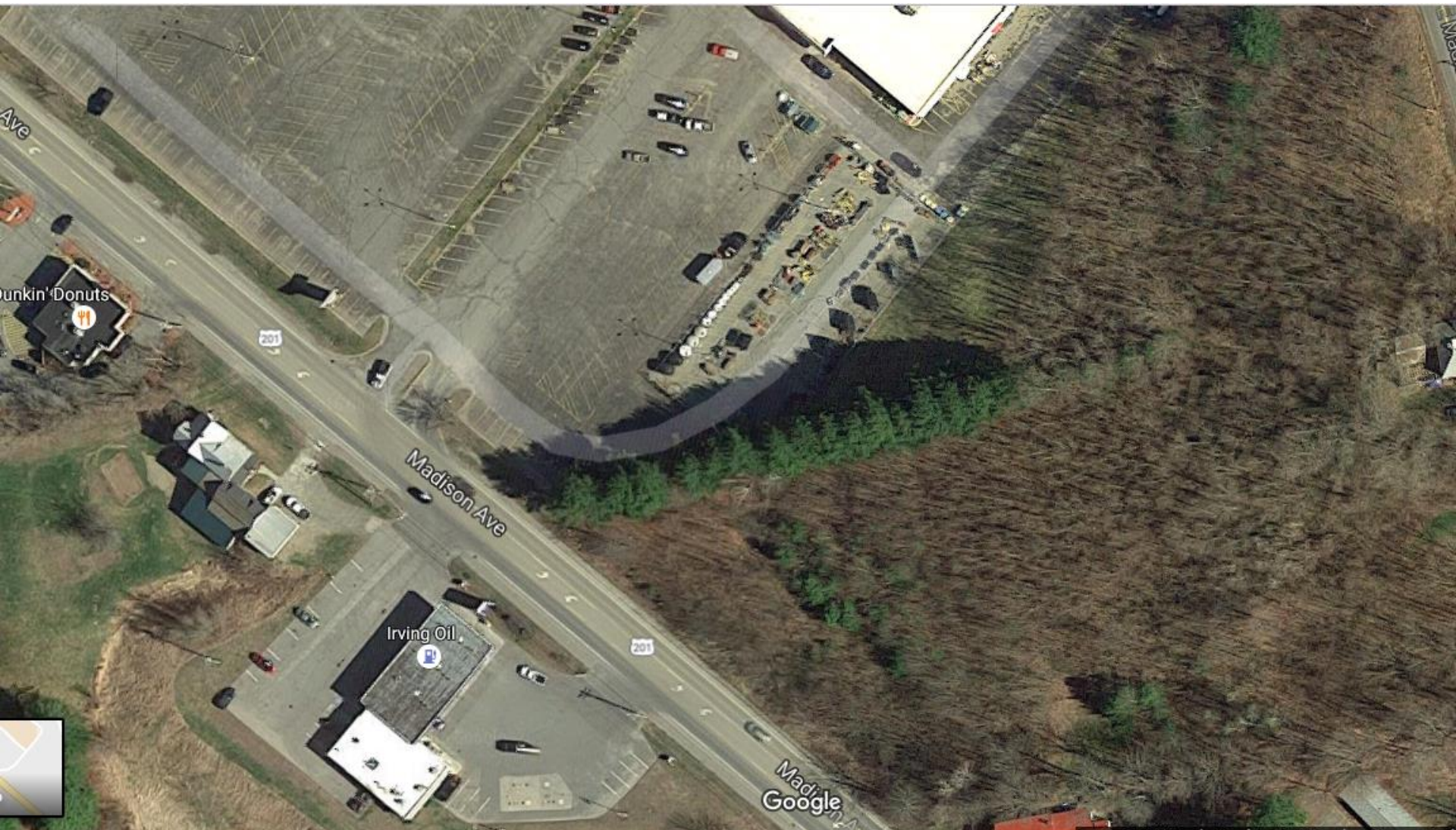
Madison Ave. RT. 201

Irving

363 Madison Ave and 373 Madison Ave

Burger King

363 Madison Ave and 373 Madison Ave



363 Madison Ave and 373 Madison Ave



363 Madison Ave and 373 Madison Ave



Entrance 1 (South)



Entrance 2 (North)

40' Entrances



363 Madison Ave and 373 Madison Ave (back of lot)



363 Madison Ave and 373 Madison Ave (towards Madison Ave)



Proximity to commercial properties

- Irving
- Dunkin Donuts
- Tractor Supply
- Burger King
- Olympia Sports
- Dollar Tree



363 Madison Ave and 373 Madison Ave DOT Traffic Count

25	SKOWHEGAN	03001	0150X	SR 150 (NORTH AVE) N/O HESELTON ST	C I	-	-	-	8620	-
25	SKOWHEGAN	04201	0150X	SR 150 (NORTH AVE) N/O CUT TO JEWETT ST	C I	8350	-	-	8630	-
25	SKOWHEGAN	04205	0150X	SR 150 (NORTH AVE) S/O JEWETT ST	C I	7190	-	-	7420	-
25	SKOWHEGAN	04402	0150X	SR 150 (NORTH AVE) NE/O STEWART HILL RD	C I	-	-	-	4330	-
25	SKOWHEGAN	08606	0150X	SR 150 (NORTH ST) SW/O MANN RD	C I	-	-	-	7810	-
25	SKOWHEGAN	09801	0150X	SR 150 (NORTH AVE) N/O MAPLE ST	C I	-	-	-	8230	-
25	SKOWHEGAN	56204	0201X	US 201 SE/O IR 2177 (CEMETERY RD)	A I	6400	-	6510	6760	6520
25	SKOWHEGAN	00303	0201X	US 201 (E FRONT ST) E/O SR 104 (MAIN ST)	C I	12420	-	-	11620	-
25	SKOWHEGAN	00701	0201X	US 201 (MADISON AVE) N/O MAPLE ST	C II	-	-	-	16150	-
25	SKOWHEGAN	00907	0201X	US 201(E FRONT) W/O DRIVE-IN THEATER ENT	C I	-	7250	-	7810	-
25	SKOWHEGAN	01601	0201X	US 201 (MADISON AVE) N/O US 2 (WATER ST)	C II	-	-	-	11760	-
25	SKOWHEGAN	02305	0201X	US 201 (MADISON AVE) S/O BEECH ST	C II	-	-	-	16220	-

Tuesday, June 07, 2016

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County

2015 Maine Transportation Count Book

Somerset

	TOWN	STATION	ROAD	LOCATION	TYPE	GROUP	AADT11	AADT12	AADT13	AADT14	AADT15
25	SKOWHEGAN	02501	0201X	US 201 (MADISON AVE) N/O ELM ST	C	II	-	-	-	14460	-
25	SKOWHEGAN	02801	0201X	US 201 (MADISON AVE) N/O HIGH ST	C	II	16410	-	-	17130	-
25	SKOWHEGAN	03905	0201X	US 201 (MADISON AVE) S/O E MADISON RD	C	II	-	-	-	13630	-
25	SKOWHEGAN	03908	0201X	US 201 (MADISON AVE) NW/O E MADISON RD	C	II	-	-	-	11630	-
25	SKOWHEGAN	04001	0201X	US 201 (MADISON AVE) N/O PARK ST	C	II	14940	-	-	16220	-
25	SKOWHEGAN	06305	0201X	US 201 (MADISON AVE) S/O CLEVELAND ST	C	II	-	-	-	12520	-
25	SKOWHEGAN	09407	20001	CONSTITUTION AVE W/O US 201 (MADISON)	C	I	-	-	-	6370	-
25	SKOWHEGAN	02307	20008	BEECH ST W/O US 201 (MADISON AVE)	C	I	-	-	-	610	-
25	SKOWHEGAN	03703	20008	BEECH ST E/O RUSSELL RD	C	I	-	-	-	470	-
25	SKOWHEGAN	06303	20019	CLEVELAND ST E/O US 201 (MADISON AVE)	C	I	-	-	-	3240	-
25	SKOWHEGAN	01801	20022	COURT ST N/O COMMERCIAL ST	C	I	-	-	-	580	-
25	SKOWHEGAN	02507	20035	ELM ST W/O US 201 (MADISON AVE)	C	I	-	-	-	1650	-
25	SKOWHEGAN	05608	20040	GEM ST NW/O SR 150 (NORTH AVE)	C	I	-	-	-	2740	-





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