



OWNER USER OPPORTUNITY

**AVAILABLE
FOR SALE**

\$449,000



LOCATION: 1594 Market St, Linwood, PA 19061

PROPERTY HIGHLIGHTS:

- ◆ Iconic Carry-Out: Real Estate & Equipment
- ◆ Product Licensing Options Available
- ◆ Owner Open to Several Sale/Lease Options
- ◆ Well Established Community Base At Landmark Iconic Ice Cream Shop Location Since The 1950's (Lighted Intersection of Market St & W Laughead Ave)
- ◆ Demographics within 5 Mi: Population +/-164,875 & AHI +/- \$95,887
- ◆ ADT: +/-14,000 Combined
- ◆ 800 SF Freestanding Building With Off Street Parking
- ◆ Location: <https://maps.app.goo.gl/F9nGL1UJ8Lxv7sqH9>

Matt Phillips

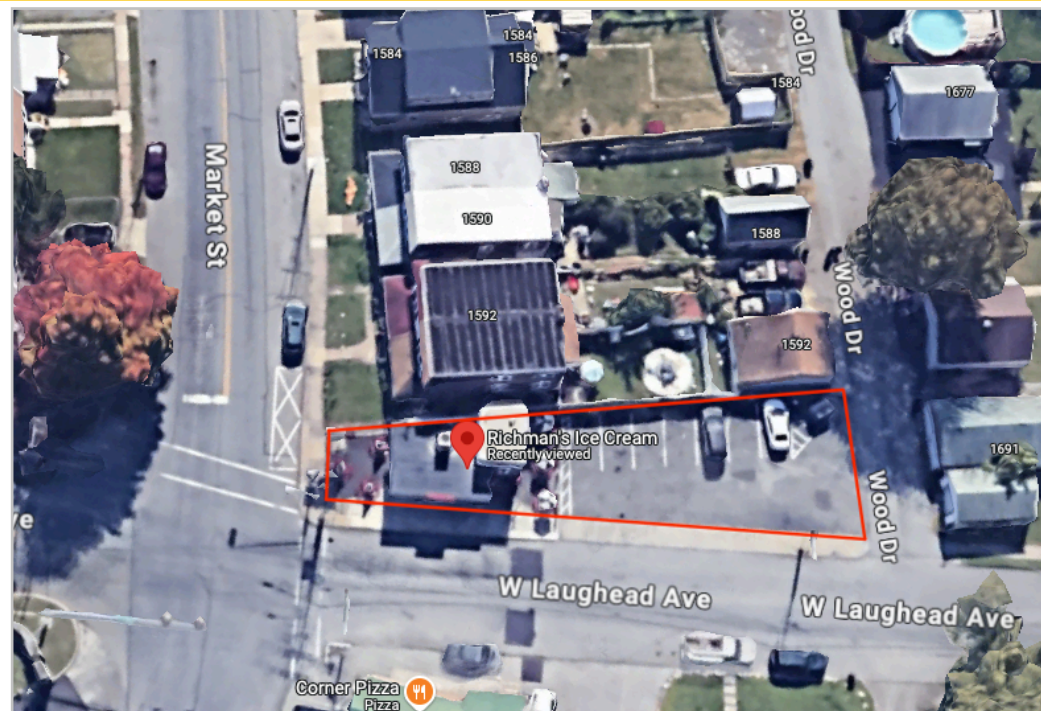
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The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is Buyer/Lessee responsibility to independently confirm its accuracy and completeness. This is not intended to solicit another Broker's listing.

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