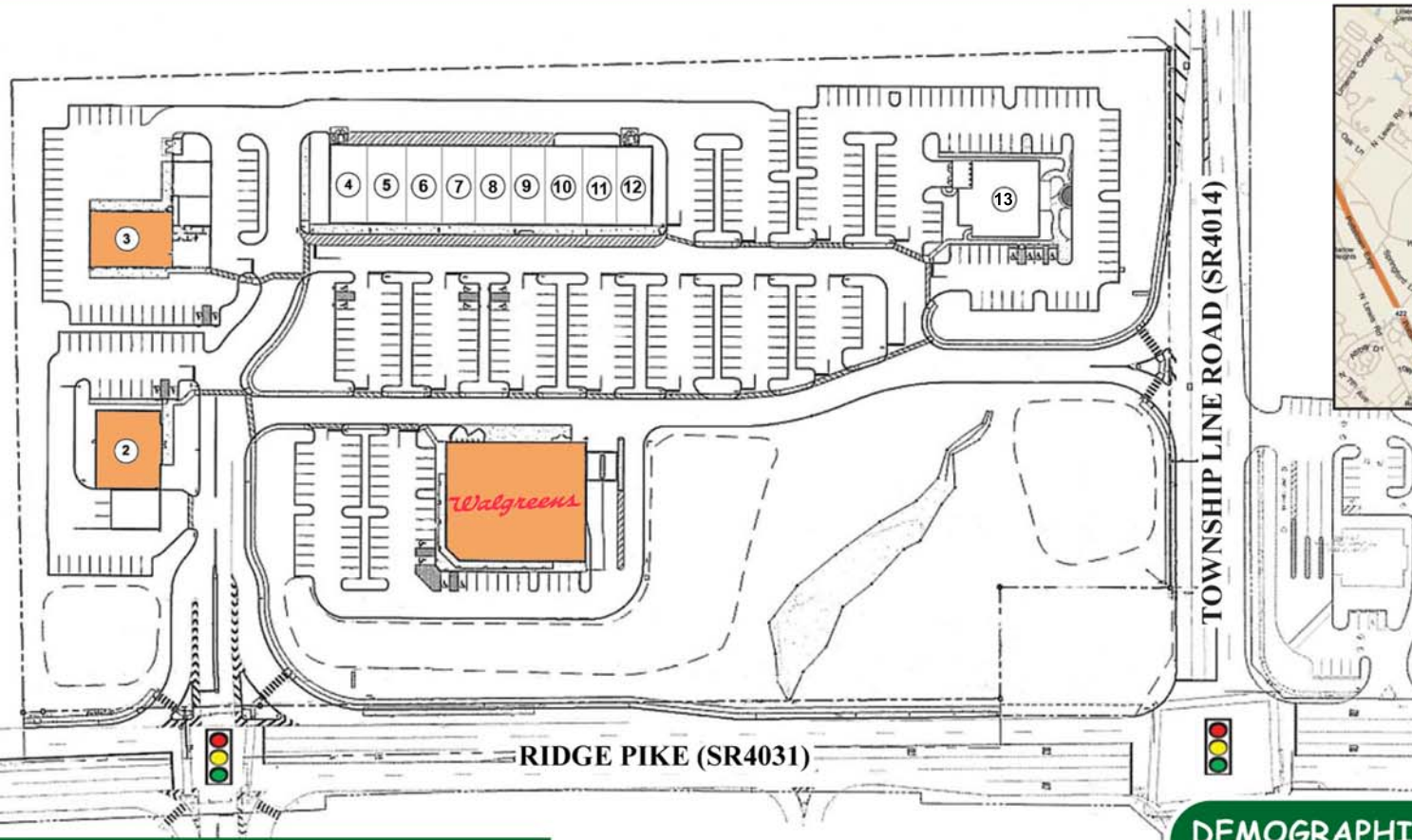


HERITAGE CROSSING LIMERICK, PA



NORTH

TENANT SPACES

KEY NO.	SQ. FOOT	TENANT
1	14,820	WALGREENS PHARMACY
2	4,387	FAST FOOD
3	7,653	KINDER WORKS
4-12	27,500	AVAILABLE (1,500SF SPACES)
13	4,956	PROPOSED PAD

DEMOGRAPHIC PROFILE

	1 MILE	3 MILE	5 MILE
2008 POPULATION ESTIMATE	3,003	25,251	85,204
2008 HOUSEHOLD ESTIMATE	1,227	9,529	29,767
2008 EST. MEDIAN HH. INCOME	\$87,921	\$87,590	\$81,071



CEDAR SHOPPING CENTERS, INC.

CDR LISTED NYSE
44 South Bayles Avenue, Port Washington, NY 11050
Tel: (516) 767-6492 Fax: (516) 767-6497
Web: <http://www.cedarshoppingcenters.com/portfolio.htm>

FOR LEASING INFORMATION
PH: 856-218-8677 FAX: 856-218-8678

DEMOGRAPHIC PROFILE



CEDAR SHOPPING CENTERS, INC.

Heritage Crossing Ridge & Township Line Roads		1.00 mil radius	3.00mi radius	5.00 mi radius
POPULATION	2000 Total Population	2,418	20,018	69,220
	2000 Group Quarters	1	172	2,687
	2008 Total Populations	3,003	25,251	85,204
	2013 Total Population	3,219	26,859	89,883
	2008 – 2013 Annual Rate	1.4%	1.24%	1.07%
HOUSEHOLDS/FAMILIES	2000 Households	960	7,521	25,071
	2000 Average Household Size	2.52	2.64	2.65
	2008 Households	1,227	9,529	29,767
	2008 Average Household Size	2.45	2.63	2.66
	2013 Households	1,318	10,162	31,593
	2013 Average Household Size	2.44	2.62	2.65
	2008 – 2013 Annual Rate	1.44%	1.29%	1.2%
	2000 Families	711	5,514	18,191
	2000 Average Family Size	2.93	3.1	3.14
	2008 Families	893	6,876	21,173
	2008 Average Family Size	2.87	3.11	3.18
	2013 Families	943	7,226	22,121
	2013 Average Family Size	2.88	3.12	3.18
	2008 – 2013 Annual Rate	1.1%	1%	0.88%
HOUSING UNITS/HOME VALUE	2000 Housing Units	1,034	7,882	26,157
	Owner Occupied Housing Units	78.0%	76.5%	74.7%
	Renter Occupied Housing Units	15.7%	18.6%	21.1%
	Vacant Housing Units	6.3%	4.9%	4.2%
	2008 Housing Units	1,322	10,057	31,260
	Owner Occupied Housing Units	77.5%	75.8%	74.2%
	Renter Occupied Housing Units	15.3%	18.9%	21.0%
	Vacant Housing Units	7.2%	5.3%	4.8%
	2013 Housing Units	1,428	10,795	33,347
	Owner Occupied Housing Units	76.3%	74.6%	73.1%
	Renter Occupied Housing Units	16.0%	19.5%	21.6%
	Vacant Housing Units	7.7%	5.9%	5.3%
	2000 Median Home Value	\$154,602	\$155,649	\$143,902
2008 Median Home Value	\$281,250	\$282,584	\$264,737	
2013 Median Home Value	\$291,547	\$293,305	\$276,850	
INCOME	2000 Median Household Income	\$65,852	\$65,703	\$61,017
	2008 Median Household Income	\$87,921	\$87,590	\$81,071
	2013 Median Household Income	\$111,934	\$110,056	\$99,544
	2000 Per Capita Income	\$27,514	\$27,318	\$25,947
	2008 Per Capita Income	\$38,586	\$38,587	\$35,699
	2013 Per Capita Income	\$49,734	\$50,681	\$46,883
AGE	2000 Median Age	32.9	34.1	35.1
	2008 Median Age	35.9	36.4	36.7
	2013 Median Age	36.4	36.8	37.0