

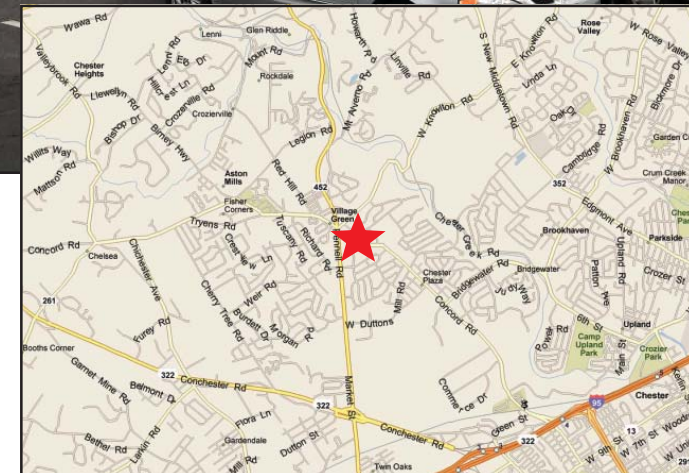
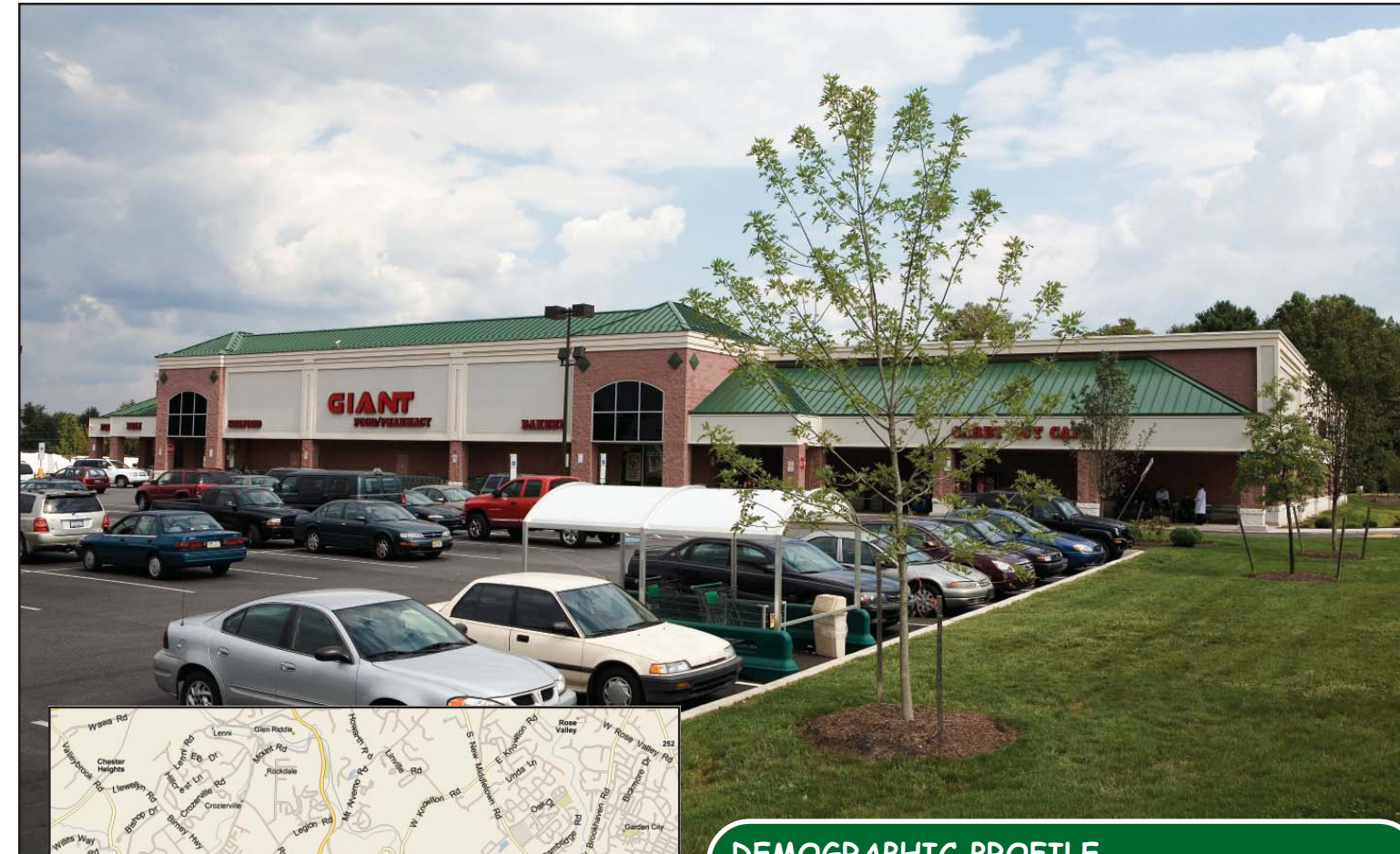
# DEMOGRAPHIC PROFILE



**CEDAR SHOPPING CENTERS, INC.**

	Aston Center 3400 Concord Road	1.00 mi radius	3.00mi radius	5.00 mi radius
<b>POPULATION</b>	2000 Total Population	9,614	85,421	186,652
	2000 Group Quarters	154	1,351	8,696
	2006 Total Populations	9,541	87,250	191,635
	2011 Total Population	9,480	87,303	193,175
	2006 – 2011 Annual Rate	-0.13%	0.01%	0.16%
<b>HOUSEHOLDS/FAMILIES</b>	2000 Households	3,493	31,978	70,078
	2000 Average Household Size	2.71	2.63	2.54
	2006 Households	3,499	33,226	72,284
	2006 Average Household Size	2.68	2.58	2.51
	2011 Households	3,504	33,468	73,230
	2011 Average Household Size	2.66	2.57	2.5
	2006 – 2011 Annual Rate	0.03%	0.15%	0.26%
	2000 Families	2,586	22,514	46,949
	2000 Average Family Size	3.2	3.17	3.14
	2006 Families	2,541	22,910	47,431
	2006 Average Family Size	3.18	3.14	3.12
	2011 Families	2,499	22,648	47,103
	2011 Average Family Size	3.18	3.13	3.12
2006 – 2011 Annual Rate	-0.33%	-0.23%	-0.14%	
<b>HOUSING UNITS/HOME VALUE</b>	2000 Housing Units	3,553	33,704	74,634
	Owner Occupied Housing Units	84.2%	70.9%	63.8%
	Renter Occupied Housing Units	13.6%	23.7%	30.0%
	Vacant Housing Units	2.1%	5.3%	6.2%
	2006 Housing Units	3,562	35,023	77,076
	Owner Occupied Housing Units	85.0%	71.7%	64.9%
	Renter Occupied Housing Units	13.3%	23.1%	28.9%
	Vacant Housing Units	1.8%	5.1%	6.2%
	2011 Housing Units	3,574	35,420	78,430
	Owner Occupied Housing Units	84.7%	71.4%	64.7%
	Renter Occupied Housing Units	13.3%	23.1%	28.7%
	Vacant Housing Units	2.0%	5.5%	6.6%
	2000 Median Home Value	\$132,829	\$113,998	\$125,596
2006 Median Home Value	\$244,029	\$212,253	\$232,183	
2011 Median Home Value	\$311,405	\$272,188	\$294,786	
<b>INCOME</b>	2000 Median Household Income	\$54,282	\$47,659	\$47,423
	2006 Median Household Income	\$69,835	\$61,007	\$60,679
	2011 Median Household Income	\$84,578	\$73,105	\$72,742
	2000 Per Capita Income	\$23,458	\$21,652	\$23,396
	2006 Per Capita Income	\$31,514	\$28,629	\$30,806
	2011 Per Capita Income	\$39,711	\$35,971	\$38,873
<b>AGE</b>	2000 Median Age	39.1	36.8	37.0
	2006 Median Age	41.5	38.7	38.8
	2011 Median Age	42.7	40.0	39.9

# ASTON CENTER ASTON, PA



### DEMOGRAPHIC PROFILE

	1 MILE	3 MILE	5 MILE
2006 POPULATION ESTIMATE	9,541	87,250	191,635
2006 HOUSEHOLD ESTIMATE	3,499	33,226	72,284
2006 EST. MEDIAN HH. INCOME	\$69,835	\$61,007	\$60,679

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

CDR  
LISTED  
NYSE



**CEDAR SHOPPING CENTERS, INC.**

44 South Bayles Avenue, Port Washington, NY 11050

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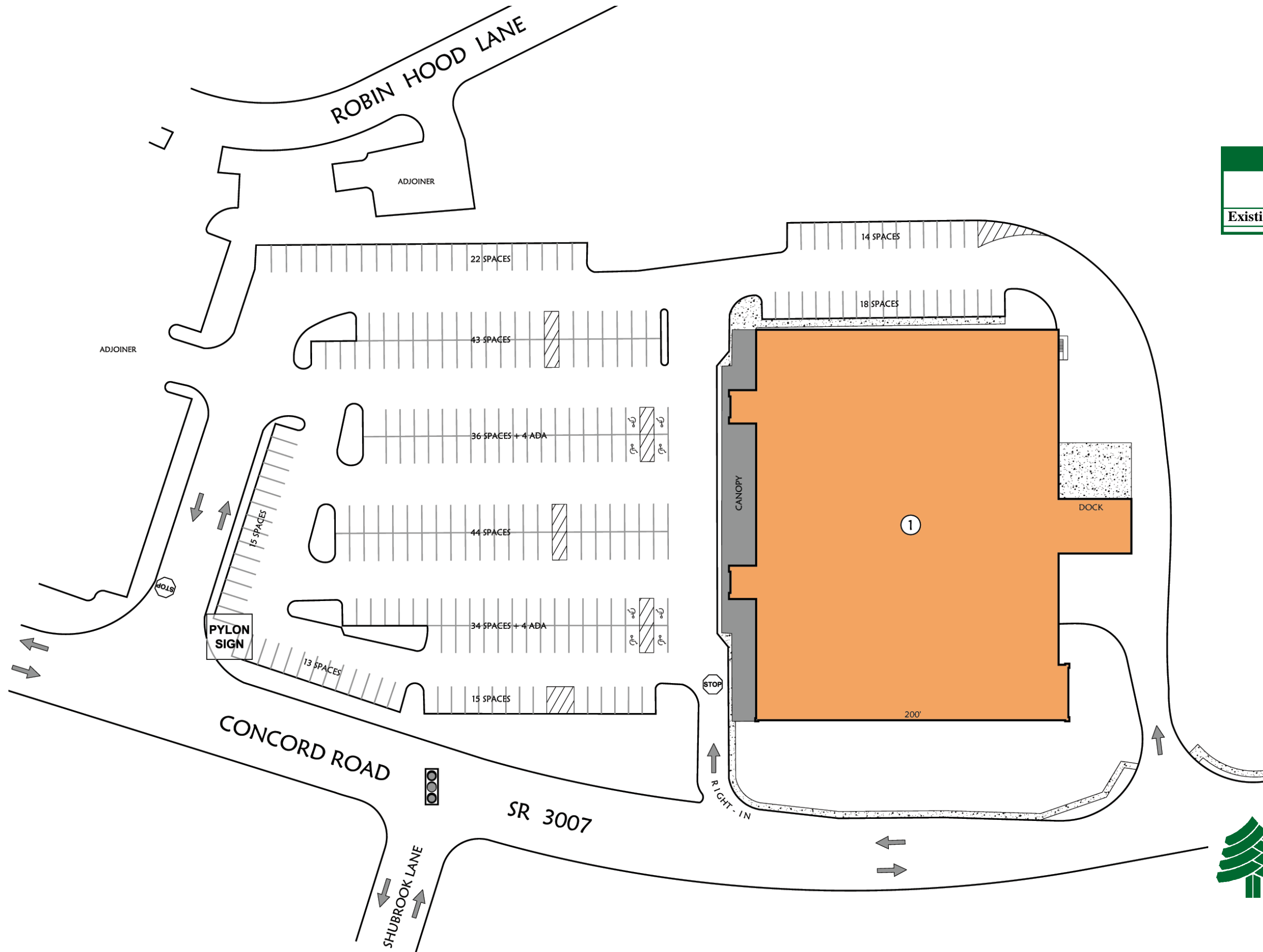
Web: <http://www.cedarshoppingcenters.com/portfolio.htm>

# ASTON CENTER

## ASTON, PA

TENANT SPACES		
KEY NO.	SQ. FOOT	TENANT
1	55,000	GIANT

TENANT & PARKING TOTALS			
	SQ. FOOT	GENERAL PARKING	HCP PARKING
Existing Retail	55,000	254	8



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