

**DEMOGRAPHIC PROFILE**

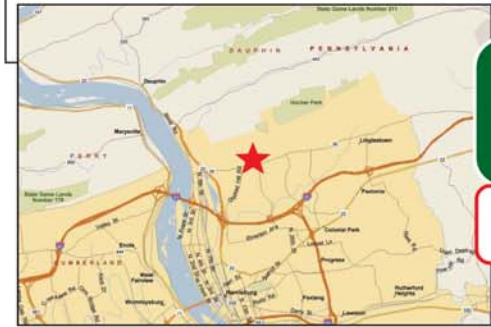
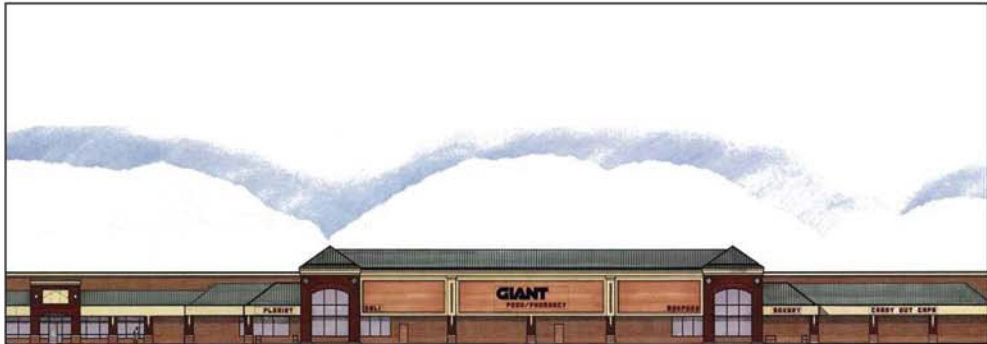


**CEDAR SHOPPING CENTERS, INC.**

2400 Linglestown Road Linglestown, PA		1.00 mil radius	3.00mi radius	5.00 mi radius
<b>POPULATION</b>	2000 Total Population	3,694	29,965	121,903
	2000 Group Quarters	35	796	3,158
	2006 Total Populations	4,407	31,521	122,614
	2011 Total Population	4,699	32,268	124,022
	2006 – 2011 Annual Rate	1.29%	0.47%	0.23%
<b>HOUSEHOLDS/FAMILIES</b>	2000 Households	1,510	12,491	51,590
	2000 Average Household Size	2.42	2.34	2.3
	2006 Households	1,844	13,313	52,692
	2006 Average Household Size	2.37	2.31	2.27
	2011 Households	1,984	13,709	53,641
	2011 Average Household Size	2.35	2.3	2.25
	2006 – 2011 Annual Rate	1.47%	0.59%	0.36%
	2000 Families	962	8,051	30,758
	2000 Average Family Size	3.07	2.93	2.97
	2006 Families	1,140	8,387	30,639
	2006 Average Family Size	3.04	2.92	2.94
	2011 Families	1,196	8,442	30,443
	2011 Average Family Size	3.03	2.92	2.94
	2006 – 2011 Annual Rate	0.96%	0.13%	-0.13%
<b>HOUSING UNITS/HOME VALUE</b>	2000 Housing Units	1,569	13,069	56,946
	Owner Occupied Housing Units	72.7%	67.8%	54.0%
	Renter Occupied Housing Units	22.7%	27.4%	36.6%
	Vacant Housing Units	4.6%	4.8%	9.4%
	2006 Housing Units	1,915	13,925	58,114
	Owner Occupied Housing Units	73.9%	69.2%	55.1%
	Renter Occupied Housing Units	22.3%	26.4%	35.6%
	Vacant Housing Units	3.7%	4.4%	9.3%
	2011 Housing Units	2,068	14,363	59,272
	Owner Occupied Housing Units	73.2%	69.0%	54.9%
	Renter Occupied Housing Units	22.8%	26.5%	35.6%
	Vacant Housing Units	4.1%	4.6%	9.5%
	2000 Median Home Value	\$133,550	\$121,629	\$96,819
2006 Median Home Value	\$189,532	\$175,011	\$141,037	
2011 Median Home Value	\$238,912	\$224,917	\$179,605	
<b>INCOME</b>	2000 Median Household Income	\$61,899	\$52,401	\$39,446
	2006 Median Household Income	\$78,043	\$66,282	\$49,609
	2011 Median Household Income	\$95,118	\$80,938	\$60,345
	2000 Per Capita Income	\$32,936	\$28,582	\$21,730
	2006 Per Capita Income	\$42,184	\$37,204	\$28,036
	2011 Per Capita Income	\$53,399	\$46,871	\$34,688
<b>AGE</b>	2000 Median Age	40.2	40.0	37.4
	2006 Median Age	44.1	42.9	39.6
	2011 Median Age	44.5	44.0	40.9

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# BLUE MOUNTAIN COMMONS LINGLESTOWN, PA



DEMOGRAPHIC PROFILE			
	1 MILE	3 MILE	5 MILE
2006 POPULATION ESTIMATE	4,407	31,521	122,614
2006 HOUSEHOLD ESTIMATE	1,844	13,313	52,692
2006 EST. MEDIAN HH. INCOME	\$78,043	\$66,282	\$49,609

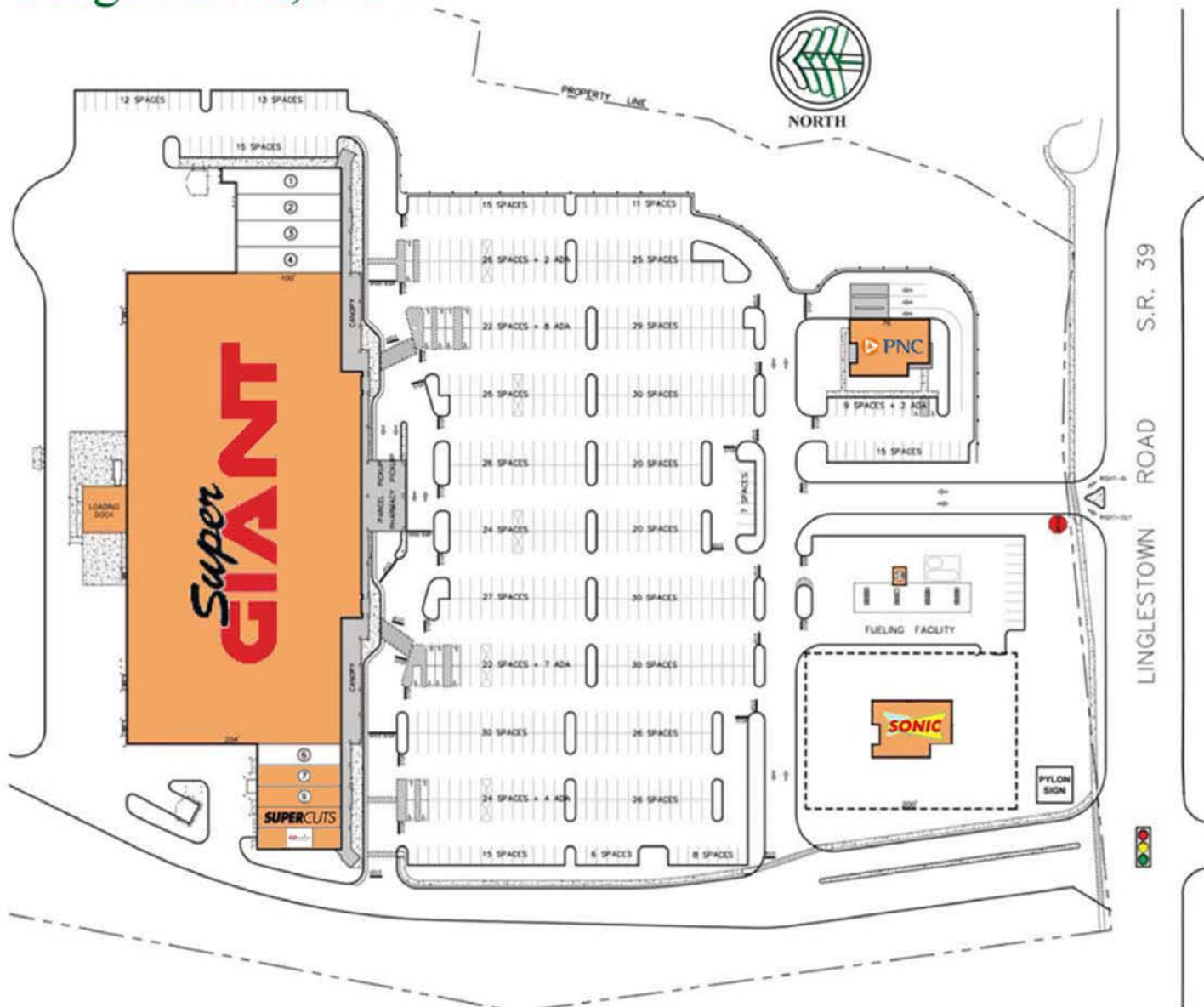
**FOR LEASING INFORMATION**  
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**CEDAR SHOPPING CENTERS, INC.**

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

# BLUE MOUNTAIN COMMONS

Linglestown, PA



TENANT SPACES		
KEY NO.	SQ. FOOT	TENANT
1	2,698	PROPOSED RETAIL
2	2,500	PROPOSED RETAIL
3	2,500	PROPOSED RETAIL
4	2,500	PROPOSED RETAIL
5	97,707	GIANT FOOD STORE
6	1,600	PROPOSED RETAIL
7	1,600	SUBWAY
8	2,000	BROTHER'S PIZZA
9	1,200	SUPERCUTS
10	1,600	GO WIRELESS
11	3,710	PNC BANK
12	.75 acres	SONIC
13	2,500	GIANT FUELING FACILITY

TENANT SPACES & PARKING			
USE	SQUARE FOOTAGE	GENERAL PARKING	ADA PARKING
RETAIL	123,567	588	25



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