

DEMOGRAPHIC PROFILE



CEDAR SHOPPING CENTERS, INC.

	Columbus Crossing 1851 So Christopher Columbus Blvd	1.00 mil radius	3.00mi radius	5.00 mi radius
POPULATION	2000 Total Population	39,419	280,997	696,510
	2000 Group Quarters	267	10,225	31,757
	2006 Total Population	38,331	276,905	681,789
	2011 Total Population	37,494	273,533	672,705
	2006 – 2011 Annual Rate	-0.44%	-0.24%	-0.27%
HOUSEHOLDS/FAMILIES	2000 Households	15,078	120,453	272,520
	2000 Average Household Size	2.6	2.25	2.44
	2006 Households	14,788	120,387	269,809
	2006 Average Household Size	2.57	2.21	2.41
	2011 Households	14,529	119,460	267,420
	2011 Average Household Size	2.56	2.2	2.39
	2006 – 2011 Annual Rate	-0.35%	-0.15%	-0.18%
	2000 Families	9,351	60,426	151,102
	2000 Average Family Size	3.32	3.16	3.27
	2006 Families	8,964	58,480	146,072
	2006 Average Family Size	3.3	3.14	3.24
	2011 Families	8,596	56,603	141,757
	2011 Average Family Size	3.31	3.14	3.24
2006 – 2011 Annual Rate	-0.83%	-0.65%	-0.6%	
HOUSING UNITS/HOME VALUE	2000 Housing Units	17,364	139,139	317,528
	Owner Occupied Housing Units	55.2%	43.8%	44.6%
	Renter Occupied Housing Units	31.7%	42.7%	41.2%
	Vacant Housing Units	13.1%	13.5%	14.1%
	2006 Housing Units	17,034	138,696	313,564
	Owner Occupied Housing Units	55.9%	44.4%	45.5%
	Renter Occupied Housing Units	30.9%	42.4%	40.5%
	Vacant Housing Units	13.2%	13.2%	14.0%
	2011 Housing Units	16,770	137,816	310,763
	Owner Occupied Housing Units	55.8%	43.8%	45.3%
	Renter Occupied Housing Units	30.8%	42.9%	40.7%
	Vacant Housing Units	13.4%	13.3%	13.9%
	2000 Median Home Value	\$50,830	\$58,969	\$56,607
2006 Median Home Value	\$99,484	\$115,377	\$111,622	
2011 Median Home Value	\$134,331	\$152,371	\$148,142	
INCOME	2000 Median Household Income	\$26,539	\$29,577	\$28,006
	2006 Median Household Income	\$32,452	\$36,260	\$34,237
	2011 Median Household Income	\$38,234	\$42,915	\$40,100
	2000 Per Capita Income	\$14,183	\$19,147	\$16,073
	2006 Per Capita Income	\$17,575	\$24,330	\$20,330
2011 Per Capita Income	\$21,386	\$30,254	\$24,812	
AGE	2000 Median Age	34.7	34.0	32.4
	2006 Median Age	35.8	34.9	33.3
	2011 Median Age	37.3	36.4	34.2

COLUMBUS CROSSING SHOPPING CENTER
1851 SOUTH CHRISTOPHER COLUMBUS BOULEVARD
PHILADELPHIA, PA



DEMOGRAPHIC PROFILE

	1 MILE	3 MILE	5 MILE
2006 POPULATION ESTIMATE	38,331	276,905	681,789
2006 HOUSEHOLD ESTIMATE	14,788	120,387	269,809
2006 EST. MEDIAN HH. INCOME	\$32,452	\$36,260	\$34,237

FOR LEASING INFORMATION
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CDR LISTED NYSE  **CEDAR SHOPPING CENTERS, INC.**

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 Tel: (516) 767-6492 Fax: (516) 767-6497
 Web: <http://www.cedarshoppingcenters.com/portfolio.htm>

COLUMBUS CROSSING

PHILADELPHIA, PA



TENANT SPACES		
KEY NO.	SQ. FOOT	TENANT
1	4,000	AVAILABLE
2	3,000	AT & T WIRELESS
3	61,506	SUPER FRESH SUPER MARKET
4	6,000	LANE BRYANT
5	2,560	BATH & BODY WORKS
6	2,210	MALL STORAGE
7	8,000	JOYCE LESLIE
8	22,000	A. C. MOORE
9	25,000	OLD NAVY
10	10,100	FAMOUS FOOTWEAR

TENANT & PARKING TOTALS			
	SQ. FOOT	GENERAL PARKING	HCP PARKING
EXISTING RETAIL	142,166	686	18

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