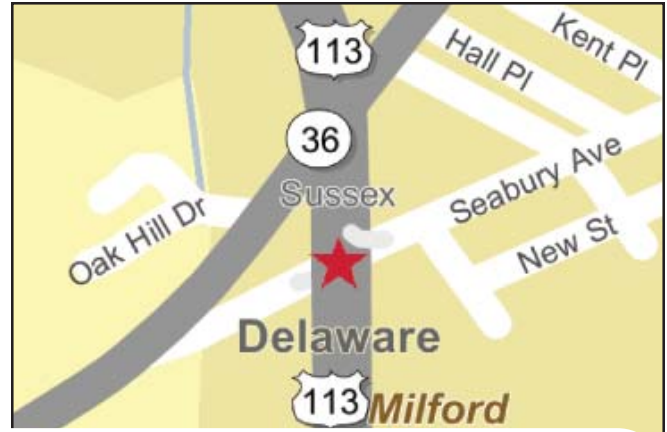
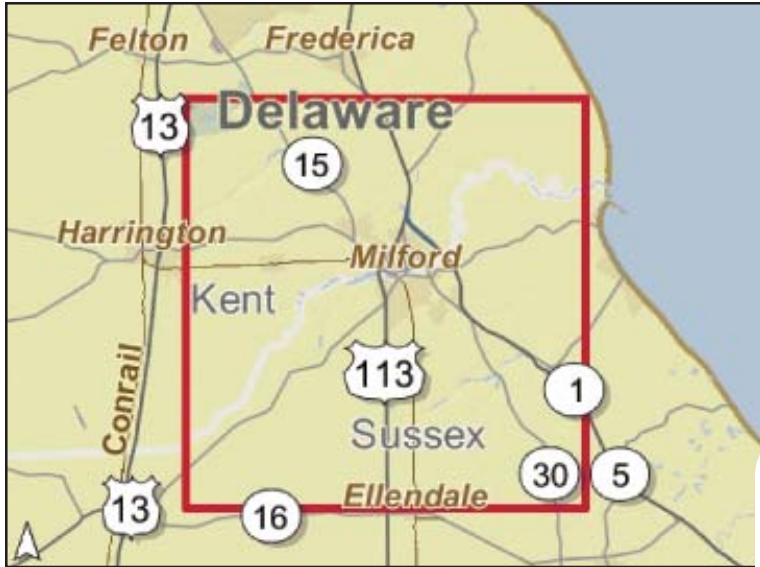


CYPRESS HALL MILFORD, DE



**Average Daily Traffic Volume
13,755 Cars Per Day**

DEMOGRAPHIC PROFILE

	<u>1 MILE</u>	<u>3 MILE</u>	<u>5 MILE</u>
2006 POPULATION ESTIMATE	3,156	13,906	22,039
2006 HOUSEHOLD ESTIMATE	1,190	5,523	8,529
2006 EST. MEDIAN HH. INCOME	\$54,729	\$45,870	\$47,018



FOR LEASING INFORMATION

**PH: 856-218-8677
FAX: 856-218-8678**



CEDAR SHOPPING CENTERS, INC.

44 South Bayles Avenue, Port Washington, NY 11050

Tel: (516) 767-6492 Fax: (516) 767-6497

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

DEMOGRAPHIC PROFILE



CEDAR SHOPPING CENTERS, INC.

Cypress Hall Seabury Ave at S Dupont		1.00 mil radius	3.00mi radius	5.00 mi radius
POPULATION	2000 Total Population	2,981	12,384	19,317
	2000 Group Quarters	142	248	256
	2006 Total Populations	3,156	13,906	22,039
	2011 Total Population	3,333	16,047	25,409
	2006 – 2011 Annual Rate	1.1%	2.91%	2.89%
HOUSEHOLDS/FAMILIES	2000 Households	1,115	4,883	7,425
	2000 Average Household Size	2.55	2.49	2.57
	2006 Households	1,190	5,523	8,529
	2006 Average Household Size	2.53	2.47	2.55
	2011 Households	1,259	6,401	9,873
	2011 Average Household Size	2.53	2.47	2.55
	2006 – 2011 Annual Rate	1.13%	2.99%	2.97%
	2000 Families	789	3,397	5,323
	2000 Average Family Size	3.03	2.96	3.01
	2006 Families	811	3,710	5,921
	2006 Average Family Size	3.06	2.99	3.04
	2011 Families	839	4,213	6,714
	2011 Average Family Size	3.09	3.01	3.05
	2006 – 2011 Annual Rate	0.68%	2.58%	2.55%
HOUSING UNITS/HOME VALUE	2000 Housing Units	1,179	5,202	7,913
	Owner Occupied Housing Units	72.9%	62.3%	67.2%
	Renter Occupied Housing Units	21.6%	29.9%	25.1%
	Vacant Housing Units	5.5%	7.9%	7.7%
	2006 Housing Units	1,258	5,861	9,059
	Owner Occupied Housing Units	73.7%	64.8%	69.6%
	Renter Occupied Housing Units	20.9%	29.4%	24.5%
	Vacant Housing Units	5.4%	5.8%	5.9%
	2011 Housing Units	1,333	6,698	10,356
	Owner Occupied Housing Units	73.6%	66.2%	70.7%
	Renter Occupied Housing Units	20.8%	29.4%	24.6%
	Vacant Housing Units	5.5%	4.4%	4.7%
	2000 Median Home Value	\$117,955	\$106,462	\$103,103
	2006 Median Home Value	\$218,611	\$195,670	\$190,920
2011 Median Home Value	\$244,665	\$229,470	223,645	
INCOME	2000 Median Household Income	\$45,522	\$38,001	\$39,311
	2006 Median Household Income	\$54,729	\$45,870	\$47,018
	2011 Median Household Income	\$64,130	\$52,518	\$53,839
	2000 Per Capita Income	\$20,214	\$18,520	\$18,341
	2006 Per Capita Income	\$25,517	\$22,874	\$22,552
	2011 Per Capita Income	\$30,627	\$27,332	\$26,939
AGE	2000 Median Age	41.4	38.0	37.9
	2006 Median Age	43.8	40.1	40.0
	2011 Median Age	45.1	41.7	41.6