

DEMOGRAPHIC PROFILE

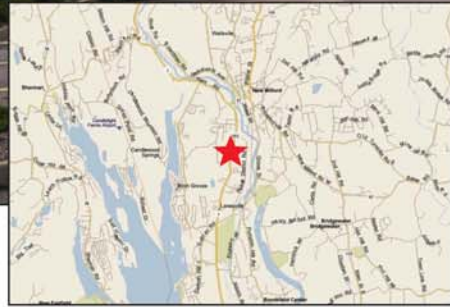


CEDAR SHOPPING CENTERS, INC.

Fairfield Plaza 116 Danbury Road		5.00 mil radius	7.00mi radius	10.00 mi radius
POPULATION	2000 Total Population	31,086	48,657	110,434
	2000 Group Quarters	275	387	3,812
	2006 Total Populations	33,132	51,875	118,722
	2011 Total Population	34,421	53,846	123,679
	2006 – 2011 Annual Rate	0.77%	0.75%	0.82%
HOUSEHOLDS/FAMILIES	2000 Households	11,576	17,863	39,219
	2000 Average Household Size	2.66	2.7	2.72
	2006 Households	12,435	19,160	42,343
	2006 Average Household Size	2.64	2.69	2.71
	2011 Households	12,972	19,954	44,271
	2011 Average Household Size	2.63	2.68	2.7
	2006 – 2011 Annual Rate	0.85%	0.82%	0.89%
	2000 Families	8,443	13,461	29,327
	2000 Average Family Size	3.12	3.12	3.16
	2006 Families	9,002	14,327	31,349
	2006 Average Family Size	3.11	3.11	3.16
	2011 Families	9,925	14,777	32,431
	2011 Average Family Size	3.11	3.11	3.17
	2006 – 2011 Annual Rate	0.64%	0.62%	0.68%
HOUSING UNITS/HOME VALUE	2000 Housing Units	12,524	19,523	42,182
	Owner Occupied Housing Units	73.4%	76.3%	77.6%
	Renter Occupied Housing Units	18.8%	15.2%	15.5%
	Vacant Housing Units	7.8%	8.4%	6.9%
	2006 Housing Units	13,381	20,820	45,326
	Owner Occupied Housing Units	76.1%	78.5%	79.7%
	Renter Occupied Housing Units	16.9%	13.6%	13.7%
	Vacant Housing Units	7.1%	8.0%	6.6%
	2011 Housing Units	13,942	21,645	47,327
	Owner Occupied Housing Units	76.2%	78.7%	80.0%
	Renter Occupied Housing Units	16.8%	13.5%	13.5%
	Vacant Housing Units	7.0%	7.8%	6.5%
	2000 Median Home Value	\$193,761	\$214,414	\$205,790
	2006 Median Home Value	\$373,850	\$407,322	\$396,660
2011 Median Home Value	\$490,519	\$552,942	\$533,656	
INCOME	2000 Median Household Income	\$68,674	\$73,634	\$71,192
	2006 Median Household Income	\$85,856	\$93,211	\$90,105
	2011 Median Household Income	\$103,145	\$110,675	\$107,760
	2000 Per Capita Income	\$31,939	\$34,437	\$32,379
	2006 Per Capita Income	\$41,013	43,988	\$41,887
	2011 Per Capita Income	\$51,104	\$55,079	\$52,179
AGE	2000 Median Age	37.7	38.2	38.3
	2006 Median Age	40.6	41.1	40.9
	2011 Median Age	42.3	42.8	42.4

FAIRFIELD PLAZA

NEW MILFORD, CT.



DEMOGRAPHIC PROFILE	5 MILE	7 MILE	10 MILE
2006 POPULATION ESTIMATE	33,132	51,875	118,722
2006 HOUSEHOLD ESTIMATE	12,435	19,160	42,343
2006 EST. MEDIAN HH. INCOME	\$85,856	\$93,211	\$90,155

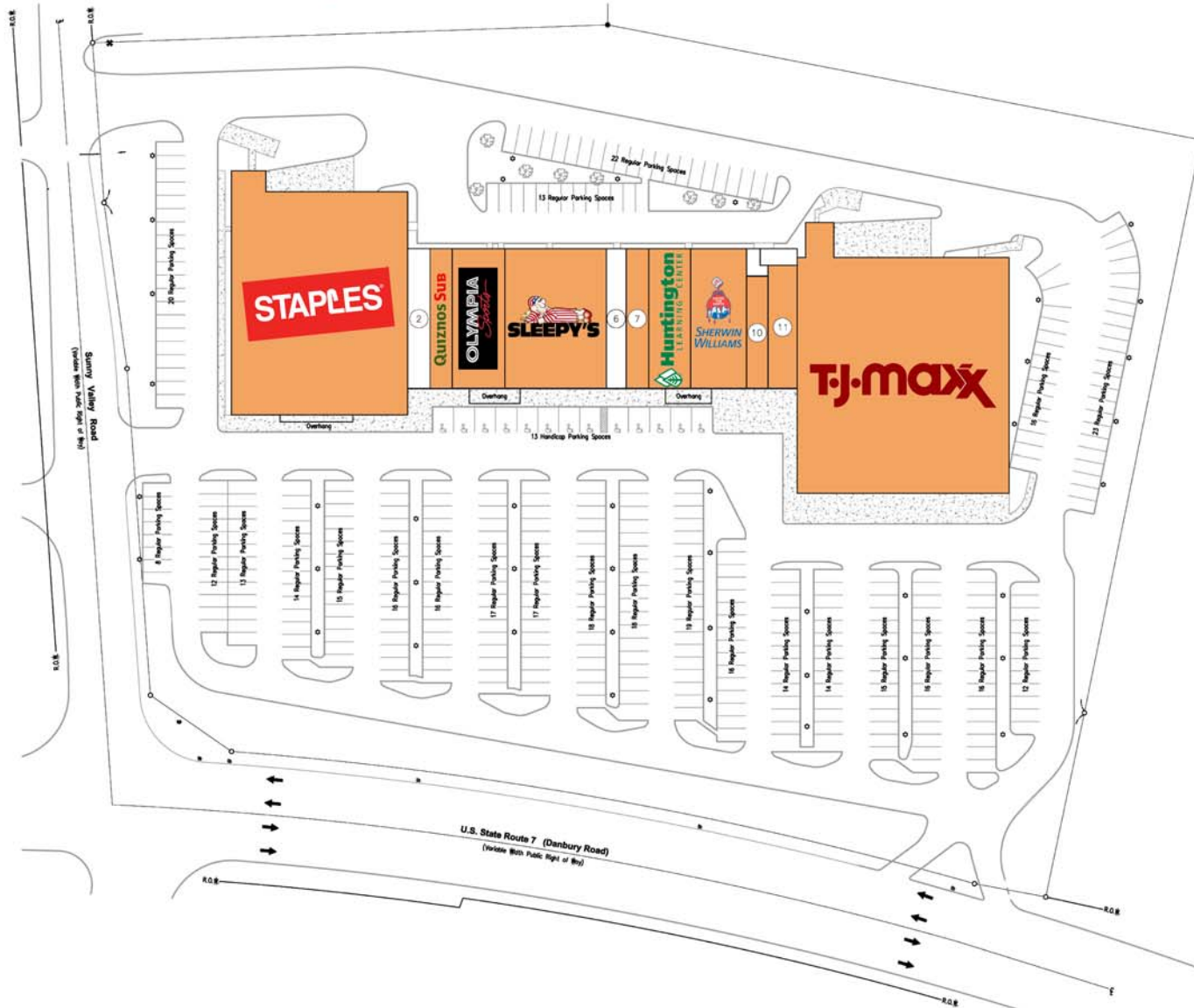
FOR LEASING INFORMATION
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CDR LISTED NYSE  **CEDAR SHOPPING CENTERS, INC.**

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

FAIRFIELD PLAZA

NEW MILFORD, CT.



TENANT SPACES		
KEY NO.	SQ. FOOT	TENANT
1	20,388	STAPLES
2	1,400	AVAILABLE
3	1,600	QUIZNOS
4	3,730	OLYMPIA SPORTS
5	7,200	SLEEPY'S
6	1,400	AVAILABLE
7	1,600	EDIBLE ARRANGEMENTS
8	3,000	HUNTINGTON LEARNING CENTER
9	4,000	SHERWIN WILLIAMS
10	1,200	SOUTH BEACH TANS
11	1,334	KABLOOM
12	25,257	TJ MAXX

TENANT SPACES & PARKING			
USE	SQUARE FOOTAGE	GENERAL PARKING	ADA PARKING
RETAIL	72,129	380	13



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