

DEMOGRAPHIC PROFILE



CEDAR SHOPPING CENTERS, INC.

	Fairview Commons 110 Old York Road	1.00 mil radius	3.00mi radius	5.00 mi radius
POPULATION	2000 Total Population 2000 Group Quarters 2006 Total Populations 2011 Total Population 2006 – 2011 Annual Rate	5,728 6 5,729 5,869 0.48%	58,764 2,465 58,949 59,919 0.33%	148,362 8,296 148,736 150,892 0.29%
HOUSEHOLDS/FAMILIES	2000 Households 2000 Average Household Size 2006 Households 2006 Average Household Size 2011 Households 2011 Average Household Size 2006 – 2011 Annual Rate 2000 Families 2000 Average Family Size 2006 Families 2006 Average Family Size 2011 Families 2011 Average Family Size 2006 – 2011 Annual Rate	2,779 2.06 2,840 2.01 2,937 2 0.67% 1,491 2.75 1,467 2.71 1,468 2.69 0.01%	23,945 2.35 24,414 2.32 25,001 2.3 0.48% 14,748 3 14,613 2.97 14,599 2.97 -0.02%	61,275 2.29 62,265 2.25 63,600 2.24 0.43% 36,493 2.95 36,113 2.93 35,999 2.93 -0.06%
HOUSING UNITS/HOME VALUE	2000 Housing Units Owner Occupied Housing Units Renter Occupied Housing Units Vacant Housing Units 2006 Housing Units Owner Occupied Housing Units Renter Occupied Housing Units Vacant Housing Units 2011 Housing Units Owner Occupied Housing Units Renter Occupied Housing Units Vacant Housing Units 2000 Median Home Value 2006 Median Home Value 2011 Median Home Value	2,946 55.0% 38.9% 6.1% 2,995 56.2% 38.6% 5.2% 3,106 56.7% 37.9% 5.4% \$93,050 \$139,943 \$173,044	26,230 55.6% 35.8% 8.6% 26,686 56.4% 35.1% 8.5% 27,382 56.4% 34.9% 8.7% \$89,290 \$133,818 \$168,938	67,168 54.3% 37.1% 8.7% 68,134 55.3% 36.1% 8.6% 69,732 55.4% 35.9% 8.8% \$93,947 \$139,132 \$176,370
INCOME	2000 Median Household Income 2006 Median Household Income 2011 Median Household Income 2000 Per Capita Income 2006 Per Capita Income 2011 Per Capita Income	\$39,217 \$48,428 \$57,018 \$22,313 \$28,374 \$34,213	\$36,542 \$45,646 \$54,434 \$20,016 \$25,288 \$31,106	\$37,271 \$46,539 \$55,591 \$20,763 \$25,909 \$31,774
AGE	2000 Median Age 2006 Median Age 2011 Median Age	37.5 40.1 41.8	36.3 38.1 39.4	37.2 39.1 40.5

FAIRVIEW COMMONS

OLD YORK ROAD

NEW CUMBERLAND, PENNSYLVANIA

Capital City Airport

DEMOGRAPHIC PROFILE

	<u>1 MILE</u>	<u>3 MILE</u>	<u>5 MILE</u>
2006 POPULATION ESTIMATE	5,729	58,949	148,736
2006 HOUSEHOLD ESTIMATE	2,840	24,414	62,265
2006 EST. MEDIAN HH. INCOME	\$48,428	\$45,646	\$46,539

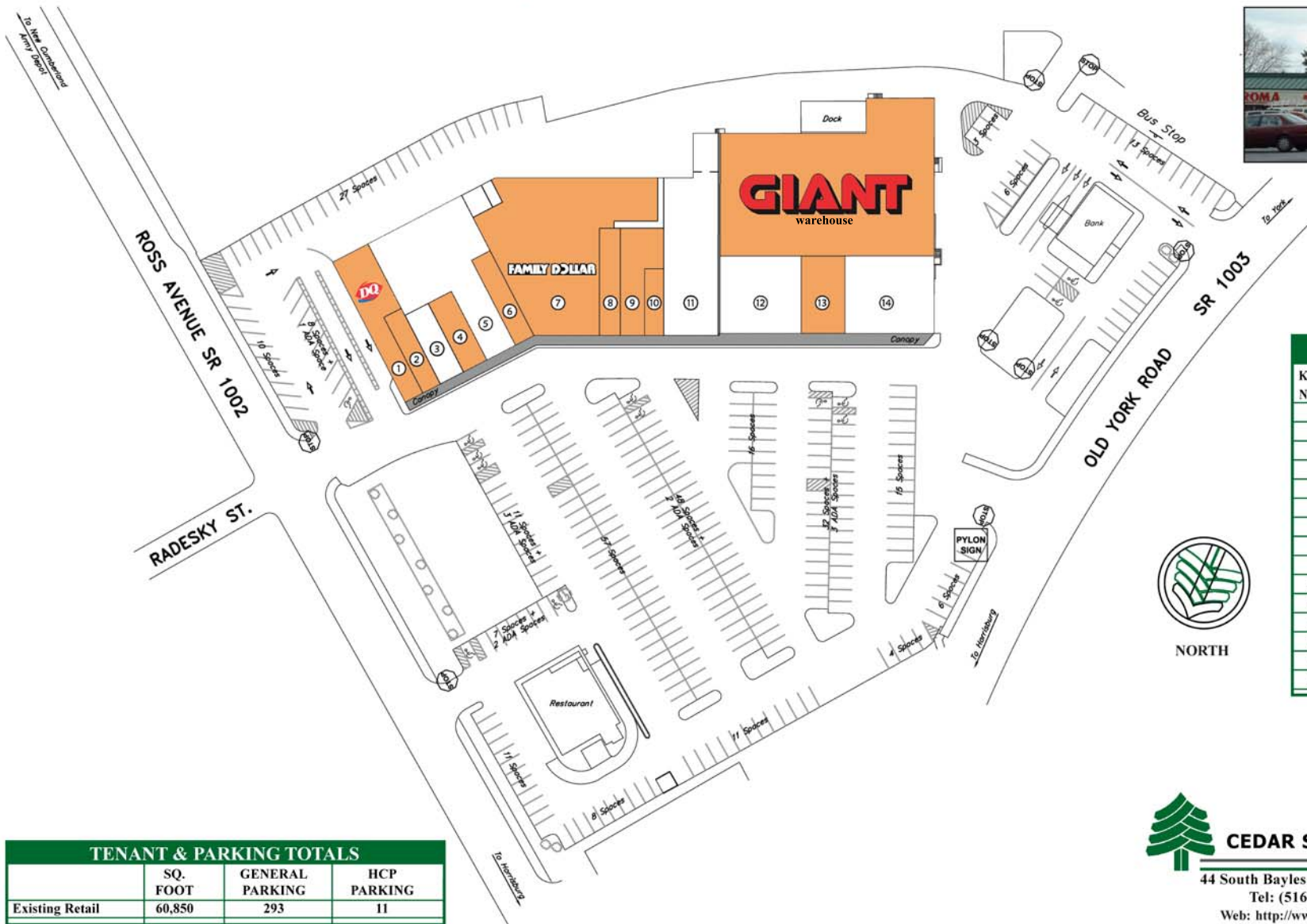
FOR LEASING INFORMATION
PH: 856-218-8677 FAX: 856-218-8678

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>

FAIRVIEW COMMONS

NEW CUMBERLAND, PA



TENANT SPACES		
KEY NO.	SQ. FOOT	TENANT
1	2,550	DAIRY QUEEN
2	945	FASHION NAILS
3	1,190	AVAILABLE
4	1,190	SMOKER'S EXPRESS
5	5,750	AVAILABLE
6	1,106	JACKSON HEWITT
7	10,789	FAMILY DOLLAR
8	1,310	BROTHER'S PIZZA
9	1,954	BROTHER'S PIZZA
10	750	A-Z BARBER
11	5,000	AVAILABLE
12	3,780	AVAILABLE
13	1,980	GOLDY MARKET
14	4,020	AVAILABLE
15	17,264	GIANT WAREHOUSE

TENANT & PARKING TOTALS			
	SQ. FOOT	GENERAL PARKING	HCP PARKING
Existing Retail	60,850	293	11



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>