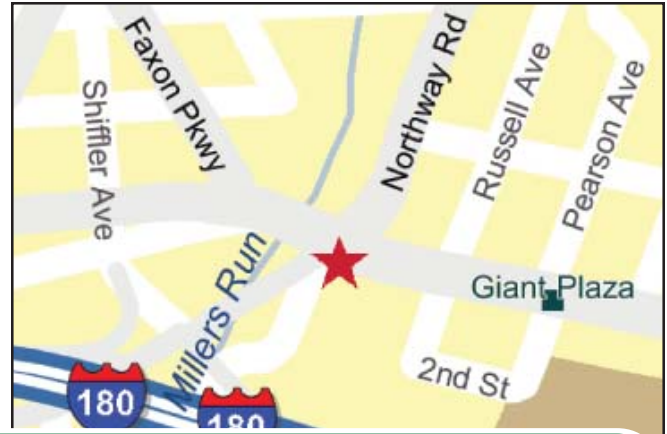


FAXON COMMONS WILLIAMSPORT, PA



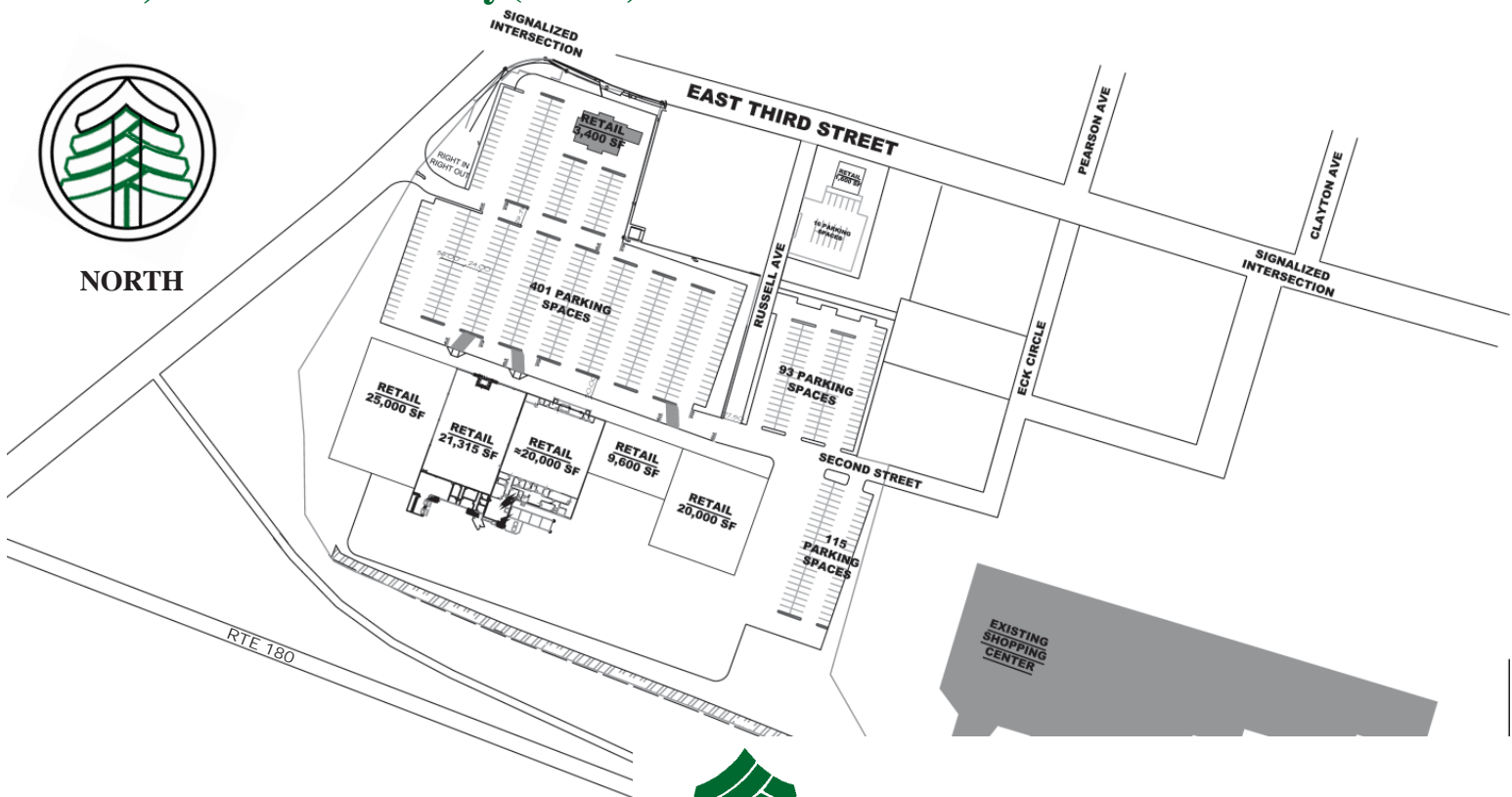
DEMOGRAPHIC PROFILE

	<u>1 MILE</u>	<u>3 MILE</u>	<u>5 MILE</u>
2006 POPULATION ESTIMATE	6,307	37,524	59,304
2006 HOUSEHOLD ESTIMATE	2,866	15,654	24,695
2006 EST. MEDIAN HH. INCOME	\$38,532	\$37,920	\$38,767

Average Daily Traffic Volume
17,000 Cars Per Day (East 3rd St.)
29,358 Cars Per Day (I-180)



NORTH



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.

Faxon Commons 1700 E 3 rd St		1.00 mil radius	3.00mi radius	5.00 mi radius
POPULATION	2000 Total Population	6,489	37,963	59,773
	2000 Group Quarters	82	2,784	3,441
	2006 Total Populations	6,307	37,524	59,304
	2011 Total Population	6,264	37,369	59,070
	2006 – 2011 Annual Rate	-0.14%	-0.08%	-0.08%
HOUSEHOLDS/FAMILIES	2000 Households	2,884	15,552	24,393
	2000 Average Household Size	2.22	2.26	2.31
	2006 Households	2,866	15,654	24,695
	2006 Average Household Size	2.17	2.22	2.26
	2011 Households	2,874	15,729	24,826
	2011 Average Household Size	2.15	2.2	2.24
	2006 – 2011 Annual Rate	0.06%	0.1%	0.11%
	2000 Families	1,814	9,106	14,924
	2000 Average Family Size	2.8	2.88	2.9
	2006 Families	1,755	8,927	14,738
	2006 Average Family Size	2.75	2.83	2.85
	2011 Families	1,719	8,742	14,467
	2011 Average Family Size	2.73	2.82	2.83
	2006 – 2011 Annual Rate	-0.41%	-0.42%	-0.37%
HOUSING UNITS/HOME VALUE	2000 Housing Units	3,046	16,897	26,285
	Owner Occupied Housing Units	60.5%	51.5%	55.3%
	Renter Occupied Housing Units	33.9%	40.5%	37.5%
	Vacant Housing Units	5.6%	8.0%	7.2%
	2006 Housing Units	3,037	17,051	26,668
	Owner Occupied Housing Units	61.6%	52.6%	56.3%
	Renter Occupied Housing Units	32.7%	39.3%	36.3%
	Vacant Housing Units	5.6%	8.2%	7.4%
	2011 Housing Units	3,051	17,180	26,879
	Owner Occupied Housing Units	61.3%	52.2%	56.0%
	Renter Occupied Housing Units	32.9%	39.3%	36.4%
	Vacant Housing Units	5.8%	8.4%	7.6%
	2000 Median Home Value	\$91,442	\$84,244	\$83,385
2006 Median Home Value	\$130,087	\$120,262	\$118,836	
2011 Median Home Value	\$150,094	\$139,562	\$137,889	
INCOME	2000 Median Household Income	\$31,107	\$30,589	\$31,107
	2006 Median Household Income	\$38,532	\$37,920	\$38,767
	2011 Median Household Income	\$46,221	\$45,361	\$46,249
	2000 Per Capita Income	\$21,047	\$18,263	\$17,614
	2006 Per Capita Income	\$26,120	\$23,230	\$22,450
	2011 Per Capita Income	\$32,413	\$28,577	\$27,561
AGE	2000 Median Age	41.7	37.3	37.9
	2006 Median Age	43.3	38.6	39.3
	2011 Median Age	44.1	39.3	40.3