

DEMOGRAPHIC PROFILE



CEDAR SHOPPING CENTERS, INC.

	Golden Triangle Shopping Center Route 272 and Route 501	1.00 mil radius	3.00mi radius	5.00 mi radius
POPULATION	2000 Total Population	11,918	98,641	154,611
	2000 Group Quarters	524	5,344	8,757
	2005 Total Population	12,205	101,661	161,605
	2010 Total Population	12,686	105,830	169,245
	2005 – 2010 Annual Rate	0.78%	0.81%	0.93%
HOUSEHOLDS/FAMILIES	2000 Households	4,885	38,528	59,661
	2000 Average Household Size	2.33	2.42	2.44
	2005 Households	5,054	40,335	63,406
	2005 Average Household Size	2.31	2.39	2.41
	2010 Households	5,281	42,319	66,97
	2010 Average Household Size	2.3	2.38	2.4
	2005 – 2010 Annual Rate	0.88%	0.96%	1.1%
	2000 Families	2,968	23,817	38,767
	2000 Average Family Size	2.96	3.04	3.01
	2005 Families	3,016	24,453	40,487
	2005 Average Family Size	2.95	3.01	2.98
	2010 Families	3,068	25,023	41,797
	2010 Average Family Size	2.95	3.01	2.98
2005 – 2010 Annual Rate	0.34%	0.46%	0.64%	
HOUSING UNITS/HOME VALUE	2000 Housing Units	5,172	41,308	63,175
	Owner Occupied Housing Units	59.3%	52.8%	58.9%
	Renter Occupied Housing Units	35.4%	40.5%	35.5%
	Vacant Housing Units	5.3%	6.7%	5.6%
	2005 Housing Units	5,331	43,038	66,825
	Owner Occupied Housing Units	60.2%	53.9%	60.1%
	Renter Occupied Housing Units	34.6%	39.8%	34.7%
	Vacant Housing Units	5.2%	6.3%	5.1%
	2010 Housing Units	5,566	45,108	70,513
	Owner Occupied Housing Units	58.8%	53.7%	60.3%
	Renter Occupied Housing Units	36.1%	40.1%	34.7%
	Vacant Housing Units	5.1%	6.2%	5.0%
	2000 Median Home Value	\$90,128	\$97,936	\$111,314
2005 Median Home Value	\$127,672	\$138,093	\$153,920	
2010 Median Home Value	\$166,657	\$178,793	\$197,081	
INCOME	2000 Median Household Income	\$38,662	\$37,902	\$41,771
	2005 Median Household Income	\$46,220	\$45,303	\$49,711
	2010 Median Household Income	\$54,350	\$52,743	\$58,692
	2000 Per Capita Income	\$19,812	\$19,755	\$21,628
	2005 Per Capita Income	\$24,025	\$24,699	\$27,079
2010 Per Capita Income	\$29,345	\$30,540	\$33,794	
AGE	2000 Median Age	36.2	35.3	36.5
	2005 Median Age	37.3	36.2	38.0
	2010 Median Age	38.7	37.2	39.2

GOLDEN TRIANGLE

ROUTE 272 AND ROUTE 501

LANCASTER, PA



DEMOGRAPHIC PROFILE	1 MILE	3 MILE	5 MILE
2005 POPULATION ESTIMATE	12,205	101,661	161,605
2005 HOUSEHOLD ESTIMATE	5,504	40,335	63,406
2005 EST. MEDIAN HIL INCOME	\$46,220	\$45,303	\$49,711

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>

GOLDEN TRIANGLE

LANCASTER, PA.



TENANT SPACES		
KEY NO.	SQ. FOOT	TENANT
1	44,796	LA FITNESS
2	15,242	ALDI
3	1,800	SALLY BEAUTY
4	5,670	CHINESE BUFFET
5	1,800	PAPA JOHN'S PIZZA
6	1,500	HOLIDAY HAIR
7	2,100	NAIL PLACE
8	1,800	GAMESTOP
9	3,600	AVAILABLE
10	3,600	RENT-A-CENTER
11	24,060	STAPLES
12	1,685	AVAILABLE
13	1,710	AVAILABLE
14	11,135	DOLLAR TREE
15	18,665	AVAILABLE
16	12,610	ADVANCED AUTO
17	30,000	MARSHALL'S
18	3,200	GOLF ETC.

OUT PARCELS	
19	WALGREEN'S 14,820SF
20	TD BANK NORTH
	BURGER KING (Not part of shopping center property)

TENANT SPACES & PARKING			
	USE SQUARE FOOTAGE	GENERAL PARKING	HCP PARKING
RETAIL	184,406	1,049	25



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