

DEMOGRAPHIC PROFILE



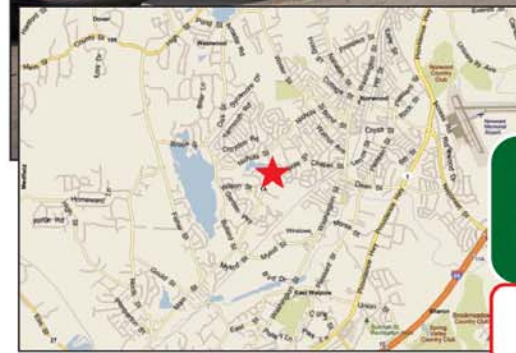
CEDAR SHOPPING CENTERS, INC.

414 Walpole Street Norwood, MA 02062		1.00 mil radius	3.00mi radius	5.00 mi radius
POPULATION	2000 Total Population	12,070	50,019	103,024
	2000 Group Quarters	238	794	2,033
	2006 Total Populations	12,184	51,183	105,261
	2011 Total Population	12,334	52,006	106,844
	2006 – 2011 Annual Rate	0.25%	0.32%	0.3%
HOUSEHOLDS/FAMILIES	2000 Households	4,863	19,480	38,925
	2000 Average Household Size	2.43	2.53	2.59
	2006 Households	4,913	19,936	39,825
	2006 Average Household Size	2.43	2.53	2.6
	2011 Households	4,988	20,312	40,550
	2011 Average Household Size	2.43	2.52	2.59
	2006 – 2011 Annual Rate	0.3%	0.37%	0.36%
	2000 Families	3,134	13,324	27,683
	2000 Average Family Size	3.03	3.11	3.14
	2006 Families	3,138	13,551	28,140
	2006 Average Family Size	3.03	3.12	3.15
	2011 Families	3,142	13,647	28,335
	2011 Average Family Size	3.04	3.12	3.15
2006 – 2011 Annual Rate	0.03%	0.14%	0.14%	
HOUSING UNITS/HOME VALUE	2000 Housing Units	5,038	19,963	39,854
	Owner Occupied Housing Units	50.1%	67.3%	74.3%
	Renter Occupied Housing Units	46.5%	30.2%	23.4%
	Vacant Housing Units	3.4%	2.4%	2.3%
	2006 Housing Units	5,143	20,575	41,041
	Owner Occupied Housing Units	51.3%	68.4%	75.0%
	Renter Occupied Housing Units	44.3%	28.5%	22.0%
	Vacant Housing Units	4.5%	3.1%	3.0%
	2011 Housing Units	5,243	21,036	41,930
	Owner Occupied Housing Units	51.2%	68.3%	74.8%
	Renter Occupied Housing Units	43.9%	28.3%	21.9%
	Vacant Housing Units	4.9%	3.4%	3.3%
	2000 Median Home Value	\$232,246	\$241,223	\$256,604
	2006 Median Home Value	\$443,261	\$459,766	\$489,447
2011 Median Home Value	\$624,640	\$649,513	\$689,691	
INCOME	2000 Median Household Income	\$62,350	\$64,292	\$69,817
	2006 Median Household Income	\$79,463	\$83,011	\$90,858
	2011 Median Household Income	\$99,760	\$104,480	\$113,560
	2000 Per Capita Income	\$30,029	\$31,769	\$34,049
	2006 Per Capita Income	\$39,802	\$43,211	\$46,462
2011 Per Capita Income	\$50,188	\$56,009	\$60,825	
AGE	2000 Median Age	36.8	39.2	39.6
	2006 Median Age	37.9	40.5	40.9
	2011 Median Age	39.9	42.1	42.5

09009

HANNAFORD PLAZA

NORWOOD, MA



DEMOGRAPHIC PROFILE			
	1 MILE	3 MILE	5 MILE
2006 POPULATION ESTIMATE	12,184	51,183	105,261
2006 HOUSEHOLD ESTIMATE	4,913	19,936	39,825
2006 EST. MEDIAN HH. INCOME	\$79,463	\$83,011	\$90,858

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>

HANNAFORD PLAZA

NORWOOD, MA



TENANT SPACES		
KEY NO.	SQ. FOOT	TENANT
1	500	LIBERTY TAX SERVICE
2	800	COIN OP LAUNDRY
3	2,000	AI CLEANERS
4	2,500	BAY STATE WINE & SPIRITS
5	42,598	HANNAFORD SUPERMARKET
6	1,804	AVAILABLE
7	1,400	AVAILABLE
8	12,950	SABRA FOODS
9	16,798	DOLLAR TREE
10	4,703	GUARANTY SERVICE CO.
11	18,830	ROCKY'S ACE HARDWARE
12	504	BANK OF AMERICA ATM

TENANT SPACES & PARKING			
USE	SQUARE FOOTAGE	GENERAL PARKING	ADA PARKING
RETAIL	105,387	407	10



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