

DEMOGRAPHIC PROFILE



CEDAR SHOPPING CENTERS, INC.

	Loyal Plaza 1875 East Third Street	3.00 mil radius	5.00mi radius	7.00 mi radius
POPULATION	2000 Total Population 2000 Group Quarters 2005 Total Populations 2010 Total Population 2005 – 2010 Annual Rate	35,228 2,256 33,860 33,102 -0.45%	57,975 3,423 56,215 55,160 -0.38%	71,625 4,158 69,548 68,377 -0.34%
HOUSEHOLDS/FAMILIES	2000 Households 2000 Average Household Size 2005 Households 2005 Average Household Size 2010 Households 2010 Average Household Size 2005 – 2010 Annual Rate 2000 Families 2000 Average Family Size 2005 Families 2005 Average Family Size 2010 Families 2010 Average Family Size 2005 – 2010 Annual Rate	14,674 2.25 14,397 2.2 14,215 2.17 -0.25% 8,782 2.87 8,404 2.82 8,069 2.8 -0.81%	23,661 2.31 23,464 2.25 23,257 2.23 -0.18% 14,458 2.9 14,004 2.85 13,512 2.83 -0.71%	28,579 2.36 28,451 2.31 28,239 2.29 -0.15% 18,145 2.92 17,687 2.88 17,125 2.86 -0.64%
HOUSING UNITS/HOME VALUE	2000 Housing Units Owner Occupied Housing Units Renter Occupied Housing Units Vacant Housing Units 2005 Housing Units Owner Occupied Housing Units Renter Occupied Housing Units Vacant Housing Units 2010 Housing Units Owner Occupied Housing Units Renter Occupied Housing Units Vacant Housing Units 2000 Median Home Value 2005 Median Home Value 2010 Median Home Value	15,875 54.0% 38.5% 7.6% 15,670 54.5% 37.4% 8.1% 15,563 54.0% 37.3% 8.7% \$86,949 \$118,153 \$147,979	25,529 55.6% 37.1% 7.3% 25,470 56.1% 36.0% 7.9% 25,383 55.6% 36.0% 8.4% \$83,906 \$114,440 \$143,340	30,694 58.8% 34.2% 7.0% 30,742 59.3% 33.2% 7.5% 30,675 58.8% 33.3% 7.9% \$85,381 \$116,408 \$145,833
INCOME	2000 Median Household Income 2005 Median Household Income 2010 Median Household Income 2000 Per Capita Income 2005 Per Capita Income 2010 Per Capita Income	\$31,139 \$36,642 \$43,194 \$18,966 \$23,598 \$29,481	\$31,236 \$36,807 \$43,262 \$17,729 \$22,150 \$27,453	\$32,554 \$38,400 \$45,212 \$17,727 \$22,129 \$27,394
AGE	2000 Median Age 2005 Median Age 2010 Median Age	38.7 39.9 40.8	38.0 39.0 40.2	38.2 39.3 40.4

LOYAL PLAZA

1875 EAST THIRD STREET

WILLIAMSPORT, PENNSYLVANIA



DEMOGRAPHIC PROFILE	3MILE	5MILE	7MILE
2005 POPULATION ESTIMATE	33,860	56,215	69,548
2005 HOUSEHOLD ESTIMATE	14,397	23,464	28,451
2005 EST. MEDIAN HH. INCOME	\$36,642	\$36,807	\$38,400

FOR LEASING INFORMATION
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