

DEMOGRAPHIC PROFILE



**CEDAR SHOPPING CENTERS, INC.**

	Majestic Plaza 2751 E. Grand River Ave.	1.00 mil radius	3.00mi radius	5.00 mi radius
<b>POPULATION</b>	2000 Total Population	13,122	71,678	130,253
	2000 Group Quarters	3,783	14,722	15,490
	2005 Total Populations	14,486	71,572	131,385
	2010 Total Population	14,504	72,098	133,442
	2005 – 2010 Annual Rate	0.02%	0.15%	0.31%
<b>HOUSEHOLDS/FAMILIES</b>	2000 Households	3,844	25,409	49,741
	2000 Average Household Size	2.43	2.24	2.31
	2005 Households	3,848	26,110	51,722
	2005 Average Household Size	2.35	2.17	2.24
	2010 Households	3,916	26,727	53,343
	2010 Average Household Size	2.31	2.14	2.21
	2005 – 2010 Annual Rate	0.35%	0.47%	0.62%
	2000 Families	1,354	11,726	25,043
	2000 Average Family Size	2.8	2.85	2.98
	2005 Families	1,302	11,697	25,225
	2005 Average Family Size	2.71	2.78	2.92
	2010 Families	1,272	11,532	25,102
	2010 Average Family Size	2.67	2.76	2.9
2005 – 2010 Annual Rate	-0.47%	-0.28%	-0.1%	
<b>HOUSING UNITS/HOME VALUE</b>	2000 Housing Units	3,949	26,829	52,733
	Owner Occupied Housing Units	40.2%	43.1%	48.6%
	Renter Occupied Housing Units	56.6%	51.7%	45.8%
	Vacant Housing Units	3.1%	5.2%	5.6%
	2005 Housing Units	3,962	27,635	54,957
	Owner Occupied Housing Units	41.5%	45.1%	50.0%
	Renter Occupied Housing Units	55.7%	49.4%	44.1%
	Vacant Housing Units	2.9%	5.5%	5.9%
	2010 Housing Units	4,041	28,377	56,867
	Owner Occupied Housing Units	41.7%	45.6%	50.3%
	Renter Occupied Housing Units	55.2%	48.6%	43.5%
	Vacant Housing Units	3.1%	5.8%	6.2%
	2000 Median Home Value	\$136,165	\$152,464	\$121,947
2005 Median Home Value	\$179,920	\$197,484	\$159,734	
2010 Median Home Value	\$228,415	\$248,617	\$202,836	
<b>INCOME</b>	2000 Median Household Income	\$27,778	\$38,668	\$38,794
	2005 Median Household Income	\$30,393	\$42,271	\$42,669
	2010 Median Household Income	\$32,890	\$46,782	\$47,124
	2000 Per Capita Income	\$15,913	\$21,916	\$22,123
	2005 Per Capita Income	\$19,799	\$27,210	\$26,727
2010 Per Capita Income	\$23,218	\$32,080	\$31,453	
<b>AGE</b>	2000 Median Age	22.7	23.8	26.2
	2005 Median Age	22.9	24.4	27.5
	2010 Median Age	22.9	24.5	28.4

# MAJESTIC PLAZA EAST LANSING, MICHIGAN



DEMOGRAPHIC PROFILE	1 MILE	3 MILE	5 MILE
2005 POPULATION ESTIMATE	14,486	71,572	131,385
2005 HOUSEHOLD ESTIMATE	3,848	26,110	51,722
2005 EST. MEDIAN HH. INCOME	\$27,778	\$38,668	\$38,794

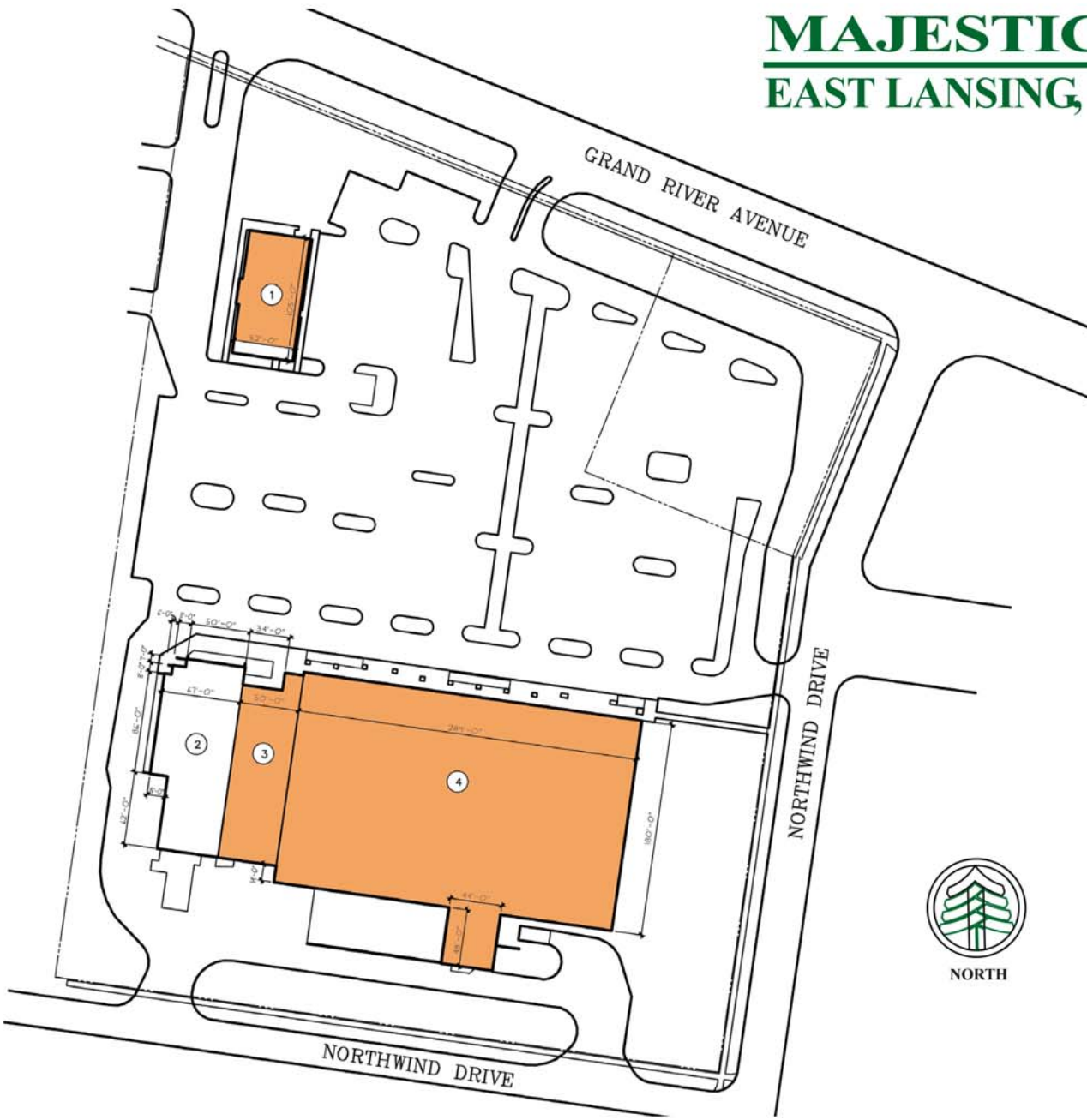
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Web: <http://www.cedarshoppingcenters.com/portfolio.htm>

# MAJESTIC PLAZA

## EAST LANSING, MICHIGAN



TENANT SPACES		
KEY NO.	SQ. FOOT	TENANT
1	5,538	I.H.O.P.
2	10,000	UKAI RESTAURANT
3	7,500	TUESDAY MORNING
4	54,132	HOBBY LOBBY



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