

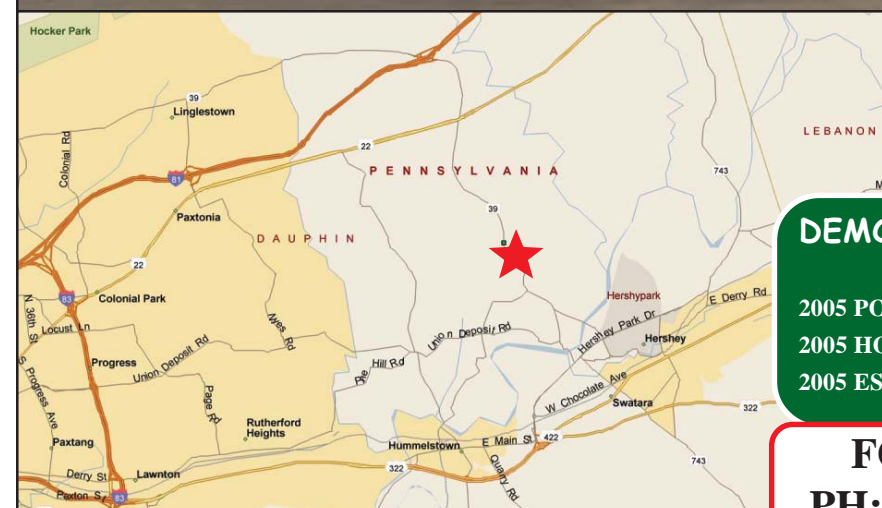
# DEMOGRAPHIC PROFILE



**CEDAR SHOPPING CENTERS, INC.**


	Meadows Marketplace Route 39 and Hay Shed Rd	3.00 mil radius	5.00mi radius	10.00 mi radius
<b>POPULATION</b>	2000 Total Population	12,216	54,926	223,309
	2000 Group Quarters	13	815	7,166
	2005 Total Populations	12,354	57,291	228,664
	2010 Total Population	12,600	59,114	234,388
	2005 – 2010 Annual Rate	0.4%	0.63%	0.5%
<b>HOUSEHOLDS/FAMILIES</b>	2000 Households	4,911	22,218	89,401
	2000 Average Household Size	2.48	2.44	2.42
	2005 Households	5,040	23,520	93,023
	2005 Average Household Size	2.45	2.4	2.38
	2010 Households	5,172	24,437	96,070
	2010 Average Household Size	2.43	2.39	2.37
	2005 – 2010 Annual Rate	0.52%	0.77%	0.65%
	2000 Families	3,494	15,313	59,586
	2000 Average Family Size	2.98	2.96	2.97
	2005 Families	3,533	15,902	60,845
	2005 Average Family Size	2.95	2.94	2.94
	2010 Families	3,557	16,155	61,403
	2010 Average Family Size	2.95	2.94	2.94
2005 – 2010 Annual Rate	0.14%	0.32%	0.18	
<b>HOUSING UNITS/HOME VALUE</b>	2000 Housing Units	5,218	23,364	95,446
	Owner Occupied Housing Units	65.4%	68.3%	63.6%
	Renter Occupied Housing Units	28.8%	26.7%	30.1%
	Vacant Housing Units	5.8%	5.0%	6.3%
	2005 Housing Units	5,339	24,669	99,113
	Owner Occupied Housing Units	66.3%	69.2%	64.6%
	Renter Occupied Housing Units	28.1%	26.2%	29.3%
	Vacant Housing Units	5.6%	4.7%	6.1%
	2010 Housing Units	5,473	25,616	102,330
	Owner Occupied Housing Units	66.5%	69.3%	64.6%
	Renter Occupied Housing Units	28.0%	26.1%	29.3%
	Vacant Housing Units	5.5%	4.6%	6.1%
	2000 Median Household Income	\$50,924	\$52,059	\$44,044
2005 Median Household Income	\$61,631	\$63,645	\$53,194	
2010 Median Household Income	\$73,861	\$77,350	\$64,146	
<b>INCOME</b>	2000 Per Capita Income	\$25,307	\$27,225	\$22,782
	2005 Per Capita Income	\$31,079	\$33,917	\$28,472
	2010 Per Capita Income	\$39,303	\$43,623	\$35,969
	2000 Median Home Value	\$132,394	\$124,755	\$104,886
	2005 Median Home Value	\$170,327	\$162,873	\$137,169
2010 Median Home Value	\$212,660	\$203,848	\$171,465	
<b>AGE</b>	2000 Median Age	40.0	39.2	37.8
	2005 Median Age	41.9	40.9	39.4
	2010 Median Age	43.3	42.0	40.7

# MEADOWS MARKETPLACE ROUTE 39 AND HAY SHED RD HERSHEY, PA



DEMOGRAPHIC PROFILE			
	3 MILE	5 MILE	10 MILE
2005 POPULATION ESTIMATE	12,354	57,291	228,664
2005 HOUSEHOLD ESTIMATE	5,040	23,520	93,023
2005 EST. MEDIAN HH. INCOME	\$61,631	\$63,645	\$53,194

**FOR LEASING INFORMATION**  
PH: 856-218-8677 FAX: 856-218-8678

**CDR LISTED NYSE**  **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>

# MEADOWS MARKETPLACE

## HERSHEY, PA

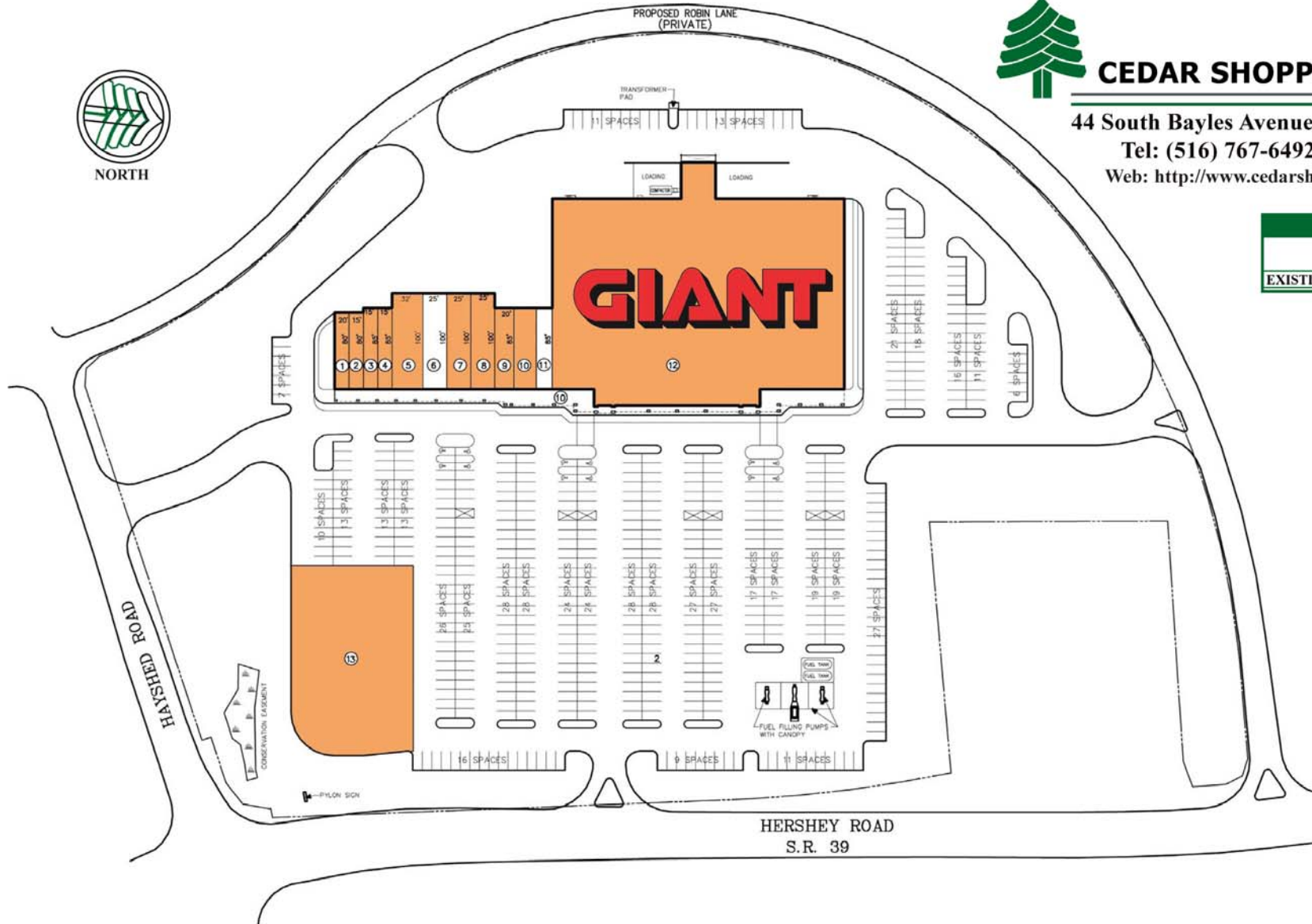


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### TENANT & PARKING TOTALS

	SQ. FOOT	GENERAL PARKING	HCP PARKING
EXISTING RETAIL	83,271	552	12

### TENANT SPACES

KEY NO.	SQ. FOOT	TENANT
1	1,600	VERIZON 243 HERSHEY ROAD
2	1,200	NAIL SALON 245 HERSHEY ROAD
3	1,275	REGIS HAIR SALON 249 HERSHEY ROAD
4	1,275	DRY CLEANER 253 HERSHEY ROAD
5	3,200	RESTAURANT 257 HERSHEY ROAD
6	2,500	AVAILABLE 261 HERSHEY ROAD
7	2,500	SUBWAY 265 HERSHEY ROAD
8	2,500	PET VALU 269 HERSHEY ROAD
9	1,700	PIZZA 273 HERSHEY ROAD
10	2,032	HERSHEY DENTAL 275 HERSHEY ROAD
11	1,344	AVAILABLE 275 HERSHEY ROAD
12	55,121	GIANT FOOD STORE 277 HERSHEY ROAD
13	N/A	COMMUNITY BANK 241 HERSHEY ROAD