

DEMOGRAPHIC PROFILE



CEDAR SHOPPING CENTERS, INC.

Pine Grove Plaza Trenton Road & Broadway Street		1.00 mil radius	2.00mi radius	3.00 mi radius
POPULATION	2000 Total Population	8,026	21,662	35,771
	2000 Group Quarters	32	4,873	6,340
	2005 Total Population	8,400	22,756	37,276
	2010 Total Population	8,869	23,741	38,957
	2005 – 2010 Annual Rate	1.09%	0.85%	0.89%
HOUSEHOLDS/FAMILIES	2000 Households	2,828	6,082	10,090
	2000 Average Household Size	2.83	2.76	2.92
	2005 Households	3,007	6,476	10,702
	2005 Average Household Size	2.78	2.71	2.87
	2010 Households	3,204	6,904	11,399
	2010 Average Household Size	2.76	2.69	2.84
	2005 – 2010 Annual Rate	1.28%	1.29%	1.27%
	2000 Families	2,105	4,425	7,783
	2000 Average Family Size	3.23	3.19	3.3
	2005 Families	2,236	4,710	8,254
	2005 Average Family Size	3.18	3.13	3.24
	2010 Families	2,364	4,980	8,733
	2010 Average Family Size	3.16	3.11	3.21
2005 – 2010 Annual Rate	1.12%	1.12%	1.13%	
HOUSING UNITS/HOME VALUE	2000 Housing Units	3,022	6,537	11,042
	Owner Occupied Housing Units	72.8%	75.0%	61.3%
	Renter Occupied Housing Units	20.8%	18.1%	30.2%
	Vacant Housing Units	6.4%	6.9%	8.5%
	2005 Housing Units	3,192	6,914	11,615
	Owner Occupied Housing Units	74.1%	76.2%	62.3%
	Renter Occupied Housing Units	20.1%	17.4%	29.8%
	Vacant Housing Units	5.8%	6.3%	7.9%
	2010 Housing Units	3,398	7,361	12,351
	Owner Occupied Housing Units	74.4%	76.6%	62.4%
	Renter Occupied Housing Units	19.9%	17.2%	29.9%
	Vacant Housing Units	5.7%	6.2%	7.7%
	2000 Median Home Value	\$93,671	\$93,079	\$96,013
2005 Median Home Value	\$163,987	\$163,616	\$168,412	
2010 Median Home Value	\$227,919	\$227,506	\$234,862	
INCOME	2000 Median Household Income	\$43,508	\$45,742	\$46,404
	2005 Median Household Income	\$49,677	\$52,238	\$52,849
	2010 Median Household Income	\$56,102	\$58,991	\$59,462
	2000 Per Capita Income	\$17,412	\$15,937	\$16,749
	2005 Per Capita Income	\$20,424	\$20,318	\$20,656
2010 Per Capita Income	\$23,764	\$23,586	\$23,941	
AGE	2000 Median Age	33.7	35.7	32.8
	2005 Median Age	34.8	36.4	33.2
	2010 Median Age	35.2	36.7	33.4

11909

PINE GROVE PLAZA

TRENTON ROAD & BROADWAY STREET BROWNS MILLS, NJ

DEMOGRAPHIC PROFILE

	1 MILE	2 MILE	3 MILE
2005 POPULATION ESTIMATE	8,400	22,756	37,276
2005 HOUSEHOLD ESTIMATE	3,007	6,476	10,702
2005 EST. MEDIAN HH. INCOME	\$49,677	\$52,238	\$52,849

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

CEDAR SHOPPING CENTERS, INC.

44 South Bayles Avenue, Port Washington, NY 11050

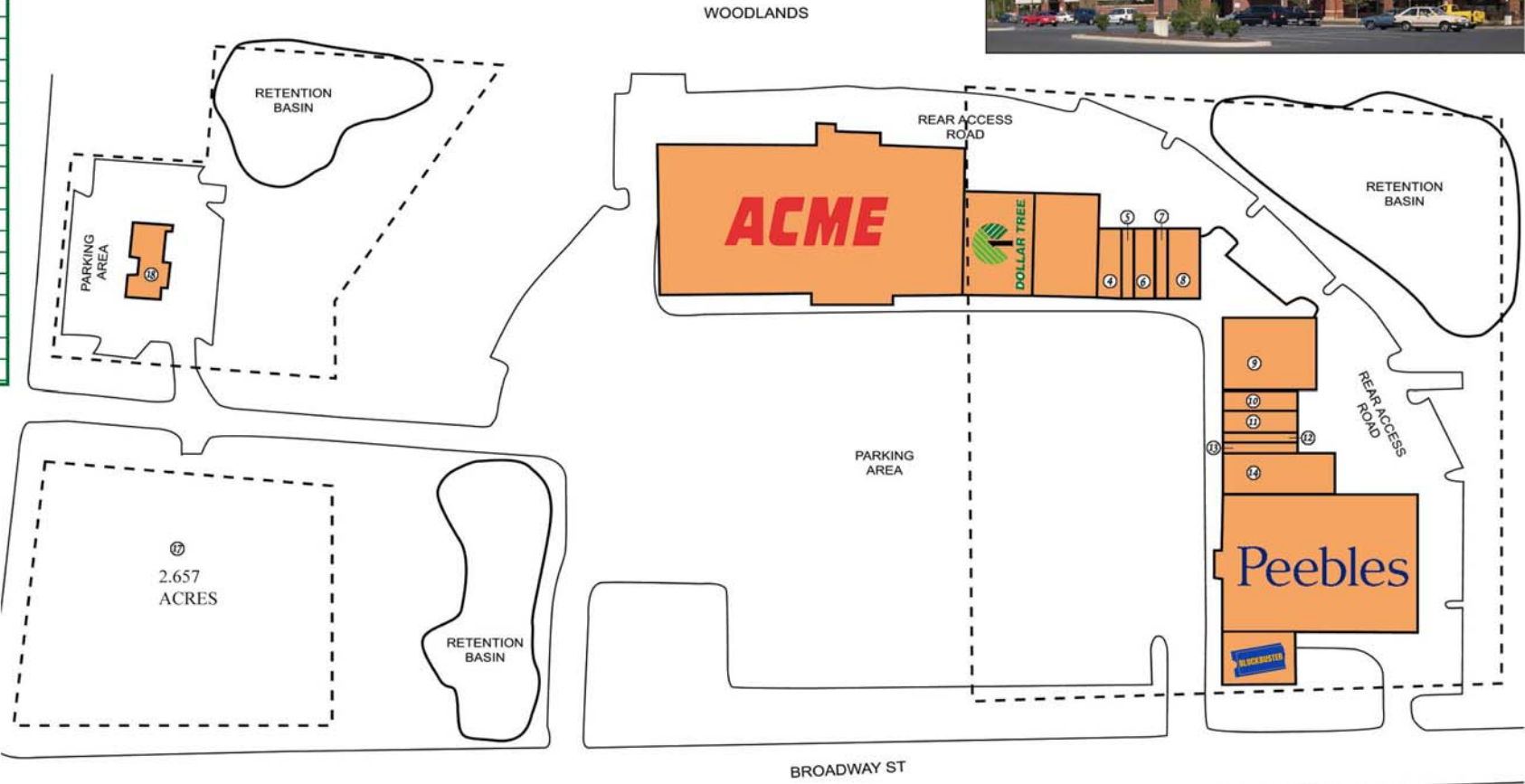
Tel: (516) 767-6492 Fax: (516) 767-6497

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

PINE GROVE PLAZA

BROWNS MILLS, NJ

TENANT SPACES		
KEY NO.	SQ. FOOT	TENANT
1		ACME
2	9,000	DOLLAR TREE
3	8,400	FASHION BUG
4	2,160	RADIO SHACK
5	1,200	HAIR CUTTERY
6	1,603	ALBA PIZZA
7	1,140	JACKSON HEWITT
8	2,800	BEST BUFFET
9	8,000	TRUE VALUE HARDWARE
10	1,200	DRY CLEANER
11	1,212	TOP NAILS
12	1,640	H & R BLOCK
13	2,048	CURVES
14	5,640	THE SHOE DEPT.
15	24,963	PEEBLES
16	4,800	BLOCKBUSTER
17		AUTO ZONE
18	3,500	MC DONALD'S



NORTH



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