

DEMOGRAPHIC PROFILE



CEDAR SHOPPING CENTERS, INC.

	Riverview Plaza 1100-1600 S Christopher Columbus Blvd	1.00 mil radius	3.00mi radius	5.00 mi radius
POPULATION	2000 Total Population	46,110	299,154	745,937
	2000 Group Quarters	165	12,861	32,097
	2006 Total Populations	44,900	294,822	728,913
	2011 Total Population	43,395	291,135	718,087
	2006 - 2011 Annual Rate	-0.43%	-0.25%	-0.3%
HOUSEHOLDS/FAMILIES	2000 Households	19,538	127,920	289,166
	2000 Average Household Size	2.35	2.24	2.47
	2006 Households	19,259	127,934	285,739
	2006 Average Household Size	2.32	2.2	2.44
	2011 Households	18,955	126,933	282,775
	2011 Average Household Size	2.31	2.19	2.42
	2006 - 2011 Annual Rate	-0.32%	-0.16%	-0.21%
	2000 Families	10,678	63,341	162,317
	2000 Average Family Size	3.16	3.29	
	2006 Families	10,244	61,252	156,579
	2006 Average Family Size	3.14	3.14	3.27
	2011 Families	9,804	59,215	151,647
	2011 Average Family Size	3.13	3.14	3.27
2006 - 2011 Annual Rate	-0.87%	-0.67%	-0.64%	
HOUSING UNITS/HOME VALUE	2000 Housing Units	22,235	148,267	338,042
	Owner Occupied Housing Units	53.1%	42.1%	44.7%
	Renter Occupied Housing Units	34.9%	44.1%	40.8%
	Vacant Housing Units	12.0%	13.8%	14.5%
	2006 Housing Units	21,899	147,780	333,274
	Owner Occupied Housing Units	53.8%	42.7%	45.6%
	Renter Occupied Housing Units	34.1%	43.8%	40.1%
	Vacant Housing Units	12.1%	13.4%	14.3%
	2011 Housing Units	21,591	146,768	329,887
	Owner Occupied Housing Units	53.6%	42.2%	45.4%
	Renter Occupied Housing Units	34.1%	44.3%	40.3%
	Vacant Housing Units	12.2%	13.5%	14.3%
	2000 Median Home Value	\$60,745	\$58,522	\$51,688
2006 Median Home Value	\$118,776	\$114,454	\$101,682	
2011 Median Home Value	\$159,054	\$151,098	\$136,533	
INCOME	2000 Median Household Income	\$31,358	\$29,348	\$26,938
	2006 Median Household Income	\$38,886	36,056	\$32,912
	2011 Median Household Income	\$46,497	\$42,679	\$38,576
	2000 Per Capita Income	\$19,025	\$18,992	\$15,467
	2006 Per Capita Income	\$24,386	\$24,234	\$19,569
2011 Per Capita Income	\$30,723	\$30,130	\$23,885	
AGE	2000 Median Age	35.5	33.7	32.1
	2006 Median Age	36.8	34.6	33.0
	2011 Median Age	38.5	36.1	33.9

RIVERVIEW PLAZA
SO. CHRISTOPHER COLUMBUS BLVD.
PHILADELPHIA, PA



DEMOGRAPHIC PROFILE

	1 MILE	3 MILE	5 MILE
2006 POPULATION ESTIMATE	44,900	294,822	728,913
2006 HOUSEHOLD ESTIMATE	19,259	127,934	285,739
2006 EST. MEDIAN HH. INCOME	\$38,886	\$36,056	\$32,912

FOR LEASING INFORMATION
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CDR LISTED NYSE  **CEDAR SHOPPING CENTERS, INC.**

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RIVERVIEW PLAZA

PHILADELPHIA, PA

TENANT & PARKING TOTALS			
	SQ. FOOT	GENERAL PARKING	HCP PARKING
EXISTING RETAIL	247,072	806	25

