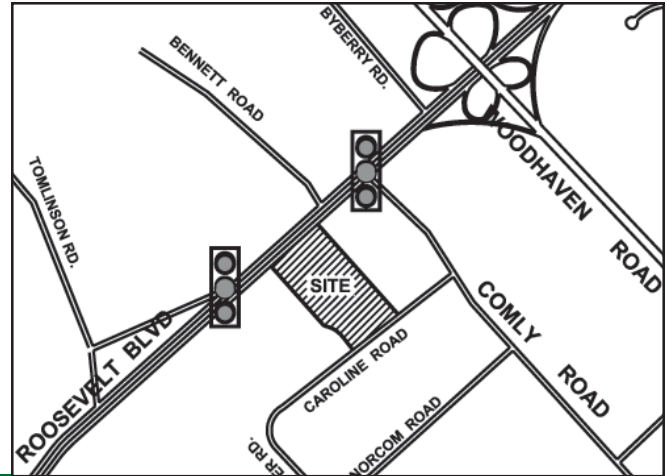


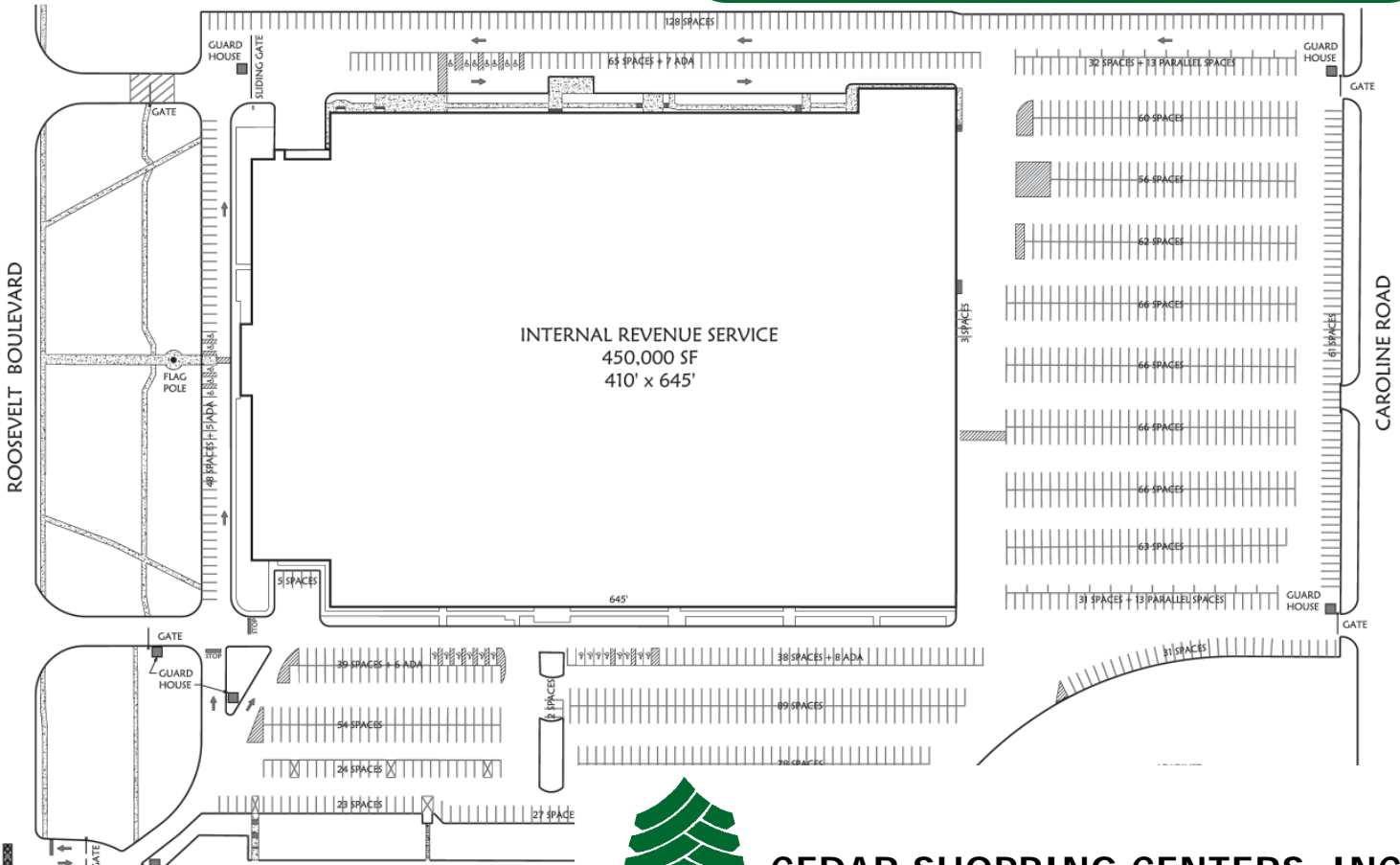
ROOSEVELT BOULEVARD PHILADELPHIA, PA



**Average Daily Traffic Volume
75,000 Cars Per Day**

DEMOGRAPHIC PROFILE

| | <u>1 MILE</u> | <u>3 MILE</u> | <u>5 MILE</u> |
|-----------------------------|---------------|---------------|---------------|
| 2006 POPULATION ESTIMATE | 5,581 | 137,649 | 323,675 |
| 2006 HOUSEHOLD ESTIMATE | 1,868 | 55,291 | 128,621 |
| 2006 EST. MEDIAN HH. INCOME | \$60,692 | \$55,011 | \$56,896 |



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>

DEMOGRAPHIC PROFILE



CEDAR SHOPPING CENTERS, INC.

| Roosevelt Boulevard 11601 Roosevelt Blvd | | 1.00 mil radius | 3.00mi radius | 5.00 mi radius |
|---|-------------------------------|--------------------|------------------|-------------------|
| POPULATION | 2000 Total Population | 5,656 | 141,272 | 328,115 |
| | 2000 Group Quarters | 625 | 1,928 | 9,673 |
| | 2006 Total Populations | 5,581 | 137,649 | 323,675 |
| | 2011 Total Population | 5,492 | 135,360 | 322,571 |
| | 2006 – 2011 Annual Rate | -0.32% | -0.33% | -0.07% |
| HOUSEHOLDS/FAMILIES | 2000 Households | 1,866 | 56,076 | 129,444 |
| | 2000 Average Household Size | 2.7 | 2.48 | 2.46 |
| | 2006 Households | 1,868 | 55,291 | 128,621 |
| | 2006 Average Household Size | 2.65 | 2.45 | 2.44 |
| | 2011 Households | 1,848 | 54,672 | 128,730 |
| | 2011 Average Household Size | 2.63 | 2.44 | 2.43 |
| | 2006 – 2011 Annual Rate | -0.22% | -0.22% | 0.02% |
| | 2000 Families | 1,377 | 38,234 | 86,261 |
| | 2000 Average Family Size | 3.21 | 3.05 | 3.05 |
| | 2006 Families | 1,356 | 37,006 | 84,114 |
| | 2006 Average Family Size | 3.17 | 3.02 | 3.04 |
| | 2011 Families | 1,319 | 35,864 | 82,522 |
| | 2011 Average Family Size | 3.16 | 3.02 | 3.04 |
| | 2006 – 2011 Annual Rate | -0.55% | -0.62% | -0.38% |
| HOUSING UNITS/HOME VALUE | 2000 Housing Units | 1,894 | 57,861 | 134,132 |
| | Owner Occupied Housing Units | 76.1% | 63.6% | 64.4% |
| | Renter Occupied Housing Units | 21.8% | 33.3% | 32.1% |
| | Vacant Housing Units | 2.0% | 3.1% | 3.5% |
| | 2006 Housing Units | 1,903 | 57,452 | 133,951 |
| | Owner Occupied Housing Units | 76.7% | 63.9% | 64.9% |
| | Renter Occupied Housing Units | 21.5% | 32.4% | 31.2% |
| | Vacant Housing Units | 1.8% | 3.8% | 4.0% |
| | 2011 Housing Units | 1,889 | 57,129 | 134,625 |
| | Owner Occupied Housing Units | 76.0% | 63.4% | 64.7% |
| | Renter Occupied Housing Units | 21.9% | 32.2% | 30.9% |
| | Vacant Housing Units | 2.2% | 4.3% | 4.4% |
| | 2000 Median Home Value | \$113,435 | \$99,084 | \$102,995 |
| | 2006 Median Home Value | \$219,540 | \$193,726 | \$198,966 |
| 2011 Median Home Value | \$292,797 | \$258,596 | \$262,251 | |
| INCOME | 2000 Median Household Income | \$47,786 | \$44,026 | \$45,302 |
| | 2006 Median Household Income | \$60,692 | \$55,011 | \$56,896 |
| | 2011 Median Household Income | \$74,122 | \$66,297 | \$68,918 |
| | 2000 Per Capita Income | \$19,097 | \$21,056 | \$22,153 |
| | 2006 Per Capita Income | \$25,219 | \$27,116 | \$28,557 |
| | 2011 Per Capita Income | \$31,481 | \$33,585 | \$35,392 |
| AGE | 2000 Median Age | 42.2 | 39.7 | 40.0 |
| | 2006 Median Age | 43.9 | 41.3 | 41.6 |
| | 2011 Median Age | 44.3 | 42.4 | 42.6 |