

DEMOGRAPHIC PROFILE



CEDAR SHOPPING CENTERS, INC.

	Scott Town Center 1000 Scott Town Plz	5.00 mil radius	10.00mi radius	20.00 mi radius
POPULATION	2000 Total Population	26,895	56,285	189,948
	2000 Group Quarters	3,208	4,410	11,291
	2006 Total Populations	27,879	58,091	191,808
	2011 Total Population	28,148	58,724	191,360
	2006 – 2011 Annual Rate	0.19%	0.22%	-0.05%
HOUSEHOLDS/FAMILIES	2000 Households	9,896	21,602	74,967
	2000 Average Household Size	2.39	2.4	2.38
	2006 Households	10,265	22,542	77,286
	2006 Average Household Size	2.36	2.36	2.34
	2011 Households	10,455	22,985	77,725
	2011 Average Household Size	2.35	2.35	2.32
	2006 – 2011 Annual Rate	0.37%	0.39%	0.11%
	2000 Families	5,989	14,130	49,804
	2000 Average Family Size	2.88	2.9	2.92
	2006 Families	6,060	14,440	50,356
	2006 Average Family Size	2.85	2.86	2.88
	2011 Families	6,027	14,420	49,623
	2011 Average Family Size	2.83	2.84	2.87
2006 – 2011 Annual Rate	-0.11%	-0.03%	-0.29%	
HOUSING UNITS/HOME VALUE	2000 Housing Units	10,520	23,409	84,173
	Owner Occupied Housing Units	60.7%	66.0%	68.2%
	Renter Occupied Housing Units	33.3%	26.2%	20.8%
	Vacant Housing Units	6.0%	7.8%	11.0%
	2006 Housing Units	10,936	24,449	86,834
	Owner Occupied Housing Units	61.2%	66.8%	68.8%
	Renter Occupied Housing Units	32.7%	25.4%	20.2%
	Vacant Housing Units	6.1%	7.8%	11.0%
	2011 Housing Units	11,180	25,041	87,638
	Owner Occupied Housing Units	60.8%	66.4%	68.3%
	Renter Occupied Housing Units	32.7%	25.4%	20.4%
	Vacant Housing Units	6.5%	8.2%	11.3%
	2000 Median Home Value	\$89,706	\$88,942	\$76,573
2006 Median Home Value	\$157,151	\$156,352	\$132,187	
2011 Median Home Value	\$196,247	\$195,282	\$163,193	
INCOME	2000 Median Household Income	\$34,414	\$35,629	\$32,957
	2006 Median Household Income	\$41,767	\$43,228	\$40,531
	2011 Median Household Income	\$48,704	\$50,150	\$47,473
	2000 Per Capita Income	\$17,186	\$17,995	\$17,135
	2006 Per Capita Income	\$22,013	\$22,799	\$21,593
2011 Per Capita Income	\$26,509	\$27,499	\$26,081	
AGE	2000 Median Age	31.8	37.4	40.0
	2006 Median Age	32.5	39.3	42.0
	2011 Median Age	33.7	41.0	43.7

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SCOTT TOWN CENTER BLOOMSBURG, PA



DEMOGRAPHIC PROFILE	5 MILE	10 MILE	20 MILE
2006 POPULATION ESTIMATE	27,879	58,091	191,808
2006 HOUSEHOLD ESTIMATE	10,265	22,542	77,286
2006 EST. MEDIAN HH. INCOME	\$41,767	\$43,228	\$40,531

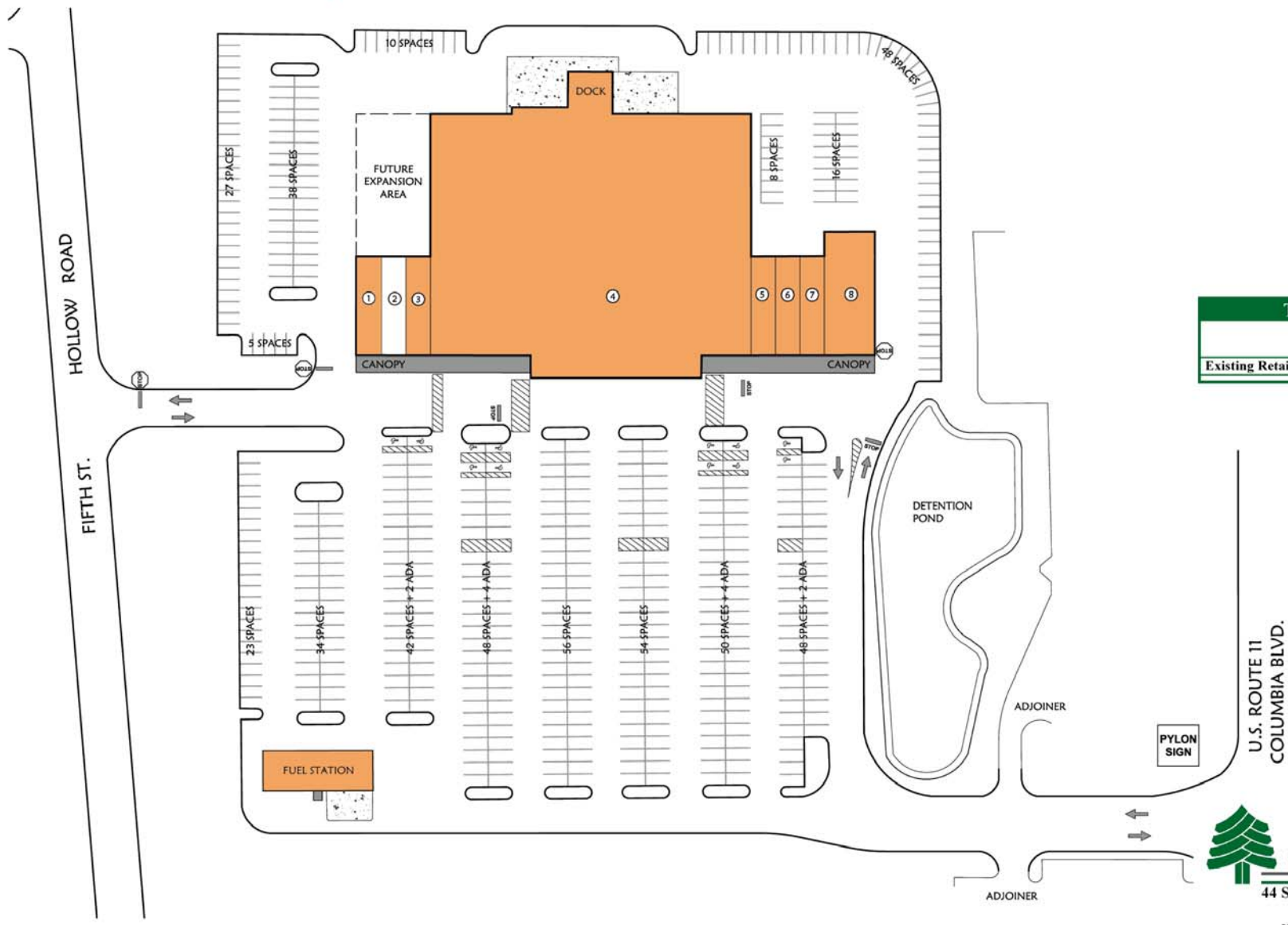
FOR LEASING INFORMATION
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CDR LISTED NYSE  **CEDAR SHOPPING CENTERS, INC.**

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 Tel: (516) 767-6492 Fax: (516) 767-6497
 Web: <http://www.cedarshoppingcenters.com/portfolio.htm>

SCOTT TOWN CENTER

BLOOMSBURG, PA



TENANT SPACES		
KEY NO.	SQ. FOOT	TENANT
1	1,600	JENNY CRAIG
2	1,600	AVAILABLE
3	1,600	CITIFINANCIAL
4	54,333	GIANT
5	1,600	SUBWAY
6	1,600	JACKSON HEWITT
7	1,600	HOLIDAY HAIR
8	4,000	MOVIE GALLERY

TENANT & PARKING TOTALS			
	SQ. FOOT	GENERAL PARKING	HCP PARKING
Existing Retail	67,933	507	12



NORTH



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