

DEMOGRAPHIC PROFILE



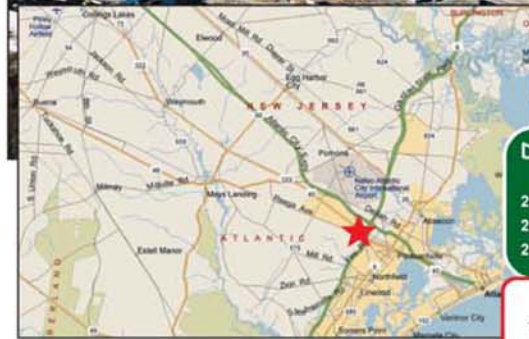
CEDAR SHOPPING CENTERS, INC.

	Shore Mall 6725 Black Horse Pike	1.00 mil radius	3.00mi radius	5.00 mi radius
POPULATION	2000 Total Population	3,376	39,378	74,543
	2000 Group Quarters	4	757	1,106
	2005 Total Population	3,556	41,960	80,134
	2010 Total Population	3,798	44,944	86,154
	2005 - 2010 Annual Rate	1.33%	1.38%	1.46%
HOUSEHOLDS/FAMILIES	2000 Households	1,380	14,211	26,503
	2000 Average Household Size	2.44	2.72	2.77
	2005 Households	1,456	15,106	28,486
	2005 Average Household Size	2.44	2.73	2.77
	2010 Households	1,555	16,160	30,610
	2010 Average Household Size	2.44	2.73	2.78
	2005 - 2010 Annual Rate	1.32%	1.36%	1.45%
	2000 Families	826	9,729	19,131
	2000 Average Family Size	3.13	3.26	3.25
	2005 Families	870	10,352	20,571
	2005 Average Family Size	3.13	3.27	3.26
	2010 Families	919	10,980	21,933
	2010 Average Family Size	3.13	3.29	3.27
2005 - 2010 Annual Rate	1.1%	1.18%	1.29%	
HOUSING UNITS/HOME VALUE	2000 Housing Units	1,483	15,356	28,183
	Owner Occupied Housing Units	66.3%	66.4%	74.1%
	Renter Occupied Housing Units	26.6%	26.3%	19.7%
	Vacant Housing Units	7.1%	7.3%	6.1%
	2005 Housing Units	1,559	16,276	30,195
	Owner Occupied Housing Units	67.6%	67.7%	75.6%
	Renter Occupied Housing Units	25.8%	25.1%	18.7%
	Vacant Housing Units	6.6%	7.2%	5.7%
	2010 Housing Units	1,659	17,351	32,332
	Owner Occupied Housing Units	67.7%	67.7%	75.7%
	Renter Occupied Housing Units	26.2%	25.5%	18.9%
	Vacant Housing Units	6.3%	6.9%	5.3%
	2000 Median Home Value	\$72,431	\$98,427	\$116,669
2005 Median Home Value	\$146,512	\$192,503	\$220,635	
2010 Median Home Value	\$206,707	\$270,095	\$303,937	
INCOME	2000 Median Household Income	\$40,134	\$43,301	\$49,533
	2005 Median Household Income	\$43,950	\$47,982	\$54,956
	2010 Median Household Income	\$48,486	\$52,788	\$60,597
	2000 Per Capita Income	\$20,489	\$20,829	\$22,272
	2005 Per Capita Income	\$22,098	\$22,142	\$24,975
2010 Per Capita Income	\$25,121	\$25,207	\$28,690	
AGE	2000 Median Age	35.3	35.5	36.6
	2005 Median Age	36.2	36.5	38.1
	2010 Median Age	37.1	37.3	39.1

SHORE MALL

BLACKHORSE PIKE & GARDEN STATE PARKWAY

EGG HARBOR TOWNSHIP, NJ



DEMOGRAPHIC PROFILE			
	1 MILE	3 MILE	5 MILE
2005 POPULATION ESTIMATE	3,556	41,960	80,134
2005 HOUSEHOLD ESTIMATE	1,456	15,106	28,486
2005 EST. MEDIAN HH. INCOME	\$43,950	\$47,982	\$54,956

FOR LEASING INFORMATION
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SHORE MALL

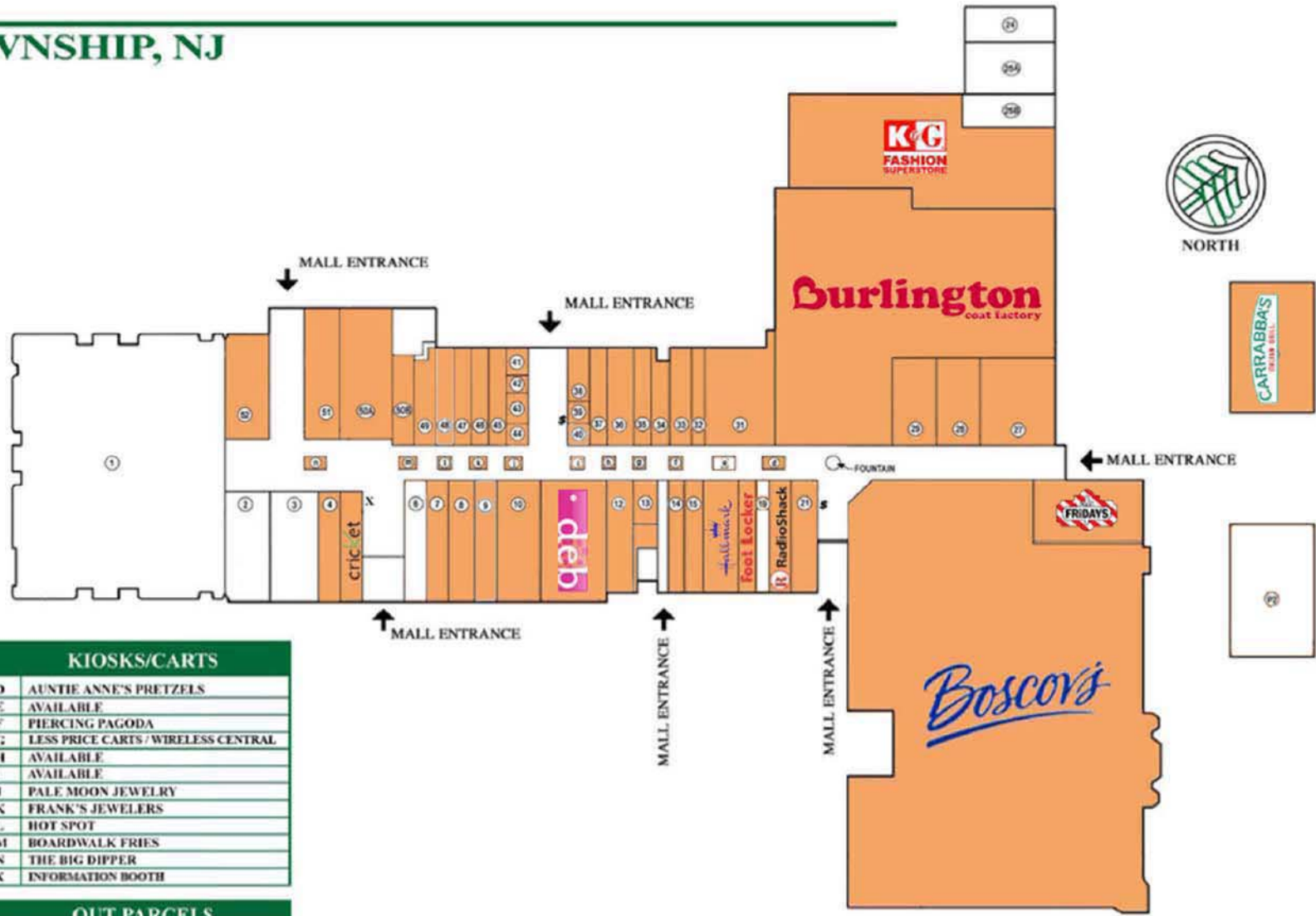
EGG HARBOR TOWNSHIP, NJ

TENANT SPACES		
KEY NO.	SQ. FOOT	TENANT
1	144,000	AVAILABLE (1 st & 2nd Floor Totals)
2	6,053	AVAILABLE
3	6,600	AVAILABLE
4	3,000	EVERYTHING 99 CENTS
5	2,400	CRICKET WIRELESS
6	3,141	AVAILABLE
7	3,038	ACTION ZONE ARCADE
8	4,095	4M FASHIONS FOR KIDS
9	3,275	DC CONSIGNMENT
10	6,500	CENTER CITY SPORTS
11	10,000	DEBSHOPS
12	3,660	PERFECT STYLE
13	1,400	F & G CONVENIENCE STORE
14	2,196	GNC
15	2,640	PAYLESS SHOE SOURCE
16	4,780	NORMAN'S HALLMARK
18	2,793	FOOTLOCKER
19	1,500	AVAILABLE
20	3,000	RADIO SHACK
21	3,600	RACE READY
22	152,349	BOSCOV'S
23	7,862	TGI FRIDAY'S
24	2,500	AVAILABLE
25A	2,500	AVAILABLE
25B	2,400	AVAILABLE
26	25,000	K & G SUPERSTORE
27	8,500	BOSCOV'S FURNITURE
28	5,000	BOSCOV'S SMALL APPLIANCES
29	5,000	BOSCOV'S APPLIANCES
30	85,000	BURLINGTON COAT FACTORY
31	9,200	BEACHCOMBR COLLECTIBLES
32	1,650	POLICE SUB STATION
33	1,750	PALACE JEWELERS
34	1,980	H & R BLOCK
35	2,200	PROFESSIONAL HAIR
36	3,398	SHORE MALL BOOK SHOPPE
37	1,640	ANGEL NAILS
38	2,077	CAPRI PIZZA
39	641	GYROMANIA
40	660	SOX EXCHANGE
41	856	CHINA PUB
42	500	RESTROOMS
43	895	CELINA'S & SHYLEI CAFE
44	644	THE CANDY DEPOT
45	2,230	GAME STOP
46	900	BOY SCOUTS OF AMERICA
47	2,230	SAMMI'S MASSAGE THERAPY
48	2,260	AVAILABLE
49	2,500	4 M FASHIONS
50A	9,000	ORIENTAL GIFT MART
50B	2,625	CHINESE MASSAGE
51	6,000	CHILDREN'S MUSEUM
52	5,762	NJ DIVISION OF MOTOR VEHICLES

KIOSKS/CARTS	
KEY	TENANT
D	AUNTIE ANNE'S PRETZELS
E	AVAILABLE
F	PIERCING PAGODA
G	LESS PRICE CARTS / WIRELESS CENTRAL
H	AVAILABLE
I	AVAILABLE
J	PALE MOON JEWELRY
K	FRANK'S JEWELERS
L	HOT SPOT
M	BOARDWALK FRIES
N	THE BIG DIPPER
X	INFORMATION BOOTH

OUT PARCELS		
KEY NO	SQ FOOT	TENANT
P1	7,200	CARRABBAS
P2		AVAILABLE
P3	12,219	SPIRIT HALLOWEEN/CHRISTMAS
P4	2,100	AVAILABLE
P5	2,500	AT&T
P6	2,225	DAIRY QUEEN

OTHER RENTERS	
KEY	TENANT
S	ATM Machines



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Logos for Carrabbas, AT&T, and Dairy Queen are displayed in the bottom right corner of the page.