

DEMOGRAPHIC PROFILE



CEDAR SHOPPING CENTERS, INC.

South Philadelphia Shopping Center Passyunk & Oregon Aves		1.00 mil radius	2.00mi radius	3.00 mi radius
POPULATION	2000 Total Population	43,963	334,304	711,849
	2000 Group Quarters	117	18,605	32,079
	2005 Total Populations	42,709	328,542	700,839
	2010 Total Population	41,912	323,913	695,605
	2005 – 2010 Annual Rate	-0.38%	-0.28%	-0.15%
HOUSEHOLDS/FAMILIES	2000 Households	17,157	140,946	282,541
	2000 Average Household Size	2.56	2.24	2.41
	2005 Households	16,879	140,313	281,536
	2005 Average Household Size	2.52	2.21	2.37
	2010 Average Households	16,664	139,295	281,024
	2010 Average Household Size	2.51	2.19	2.36
	2005 – 2010 Annual Rate	-0.26%	-0.15%	-0.04%
	2000 Families	11,272	69,090	155,632
	2000 Average Family Size	3.2	3.1 5	3.24
	2005 Families	10,900	66,864	151,640
	2005 Average Family Size	3.18	3.12	3.21
	2010 Families	10,507	64,242	147,363
	2010 Average Family Size	3.18	3.11	3.21
2005 – 2010 Annual Rate	-0.73%	-0.08%	-0.57%	
HOUSING UNITS/HOME VALUE	2000 Housing Units	20,479	161,161	328,142
	Owner Occupied Housing Units	56.6%	43.6%	45.1%
	Renter Occupied Housing Units	27.2%	43.9%	41.0%
	Vacant Housing Units	16.1%	12.5%	13.9%
	2005 Housing Units	20,119	160,445	326,926
	Owner Occupied Housing Units	57.1%	43.7%	45.4%
	Renter Occupied Housing Units	26.8%	43.7%	40.7%
	Vacant Housing Units	16.1%	12.5%	13.9%
	2010 Housing Units	19,873	159,353	326,444
	Owner Occupied Housing Units	56.7%	43.2%	45.1%
	Renter Occupied Housing Units	27.2%	44.2%	41.0%
	Vacant Housing Units	16.1%	12.6%	13.9%
	2000 Median Home Value	\$48,330	\$54,496	\$52,783
2005 Median Home Value	\$84,567	\$95,504	\$91,987	
2010 Median Home Value	\$114,452	\$127,032	\$122,275	
INCOME	2000 Median Household Income	\$25,439	\$27,702	\$27,768
	2005 Median Household Income	\$30,415	\$33,154	\$33,040
	2010 Median Household Income	\$36,410	\$39,815	\$39,498
	2000 Per Capita Income	\$13,995	\$17,838	\$16,058
	2005 Per Capita Income	\$17,138	\$22,342	\$19,924
2010 Per Capita Income	\$21,065	\$28,379	\$24,864	
AGE	2000 Median Age	35.8	32.4	32.9
	2005 Median Age	36.7	33.1	33.5
	2010 Median Age	38.3	34.1	34.4

SOUTH PHILADELPHIA SHOPPING CENTER
PASSYUNK AVE & OREGON AVE
PHILADELPHIA, PA



DEMOGRAPHIC PROFILE			
	1 MILE	2 MILE	3 MILE
2005 POPULATION ESTIMATE	42,709	328,542	700,839
2005 HOUSEHOLD ESTIMATE	16,879	140,313	281,536
2005 EST. MEDIAN HH. INCOME	\$30,415	\$33,154	\$33,040

FOR LEASING INFORMATION
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CEDAR SHOPPING CENTERS, INC.

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SOUTH PHILADELPHIA SHOPPING CENTER

PHILADELPHIA, PA



TENANT SPACES		
KEY NO.	SQ. FOOT	TENANT
1	3,250	BURGER KING
2	54,388	SHOP RITE
3A	1,800	H & R BLOCK
3B	2,380	AVAILABLE
4	3,850	AMERICA'S BEST
5	2,000	BEAUTY SUPPLY
6	5,400	RAINBOW
7	4,428	DOTS
8A	1,800	QUIZNO'S
8B	1,350	NAIL SALON
9	5,300	LAUNDRY
10	1,350	GAMESTOP
11	8,397	AVAILABLE
12	31,000	BALLY TOTAL FITNESS
13A	8,226	KID CITY
13B	9,543	ANNA'S LINENS
14	3,100	CITIFINANCIAL
15	31,349	ROSS DRESS FOR LESS
16	11,000	JERUSALEM FURNITURE
17	20,000	MODELL'S
18	2,700	DUNKIN' DONUTS
19	1,300	CHINESE TAKE OUT
20	7,600	AARON'S
21	15,929	STRAUSS AUTOMOTIVE
22	30,000	AVAILABLE
23	1,980	ROYAL JEWELERS
24	1,980	AVAILABLE
25	2,025	RADIO SHACK
26	3,060	POST OFFICE
27	6,930	DOLLAR TREE
28	10,000	PROPOSED EXPANSION AREA
29	5,000	PROPOSED EXPANSION AREA

TENANT & PARKING TOTALS			
	SQ. FOOT	GENERAL PARKING	HCP PARKING
EXISTING RETAIL	283,415	836	18
NEW RETAIL	15,000	0	0
TOTAL	298,415	836	18



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