

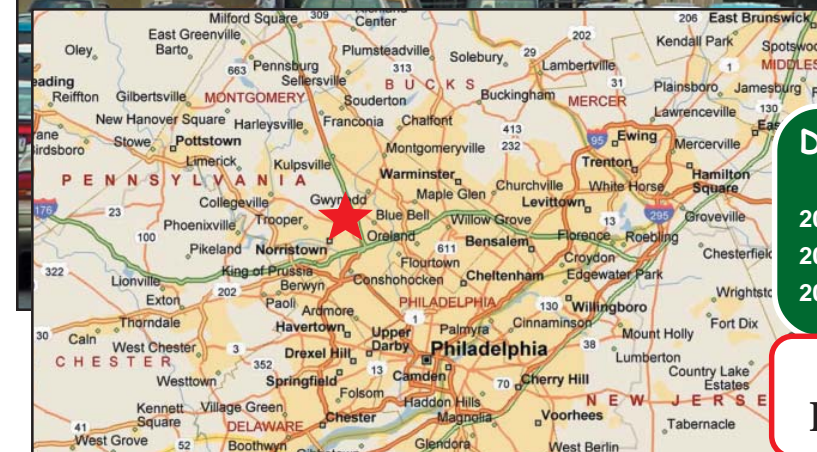
# DEMOGRAPHIC PROFILE



CEDAR SHOPPING CENTERS, INC.

	Swede Square Germantown Pike & Swede Rd	1.00 mi radius	3.00mi radius	5.00 mi radius
<b>POPULATION</b>	2000 Total Population	9,204	75,609	156,099
	2000 Group Quarters	333	1,937	4,294
	2005 Total Populations	9,485	77,998	161,289
	2010 Total Population	9,708	80,099	165,744
	2005 – 2010 Annual Rate	0.47%	0.53%	0.55%
<b>HOUSEHOLDS/FAMILIES</b>	2000 Households	3,907	29,507	60,892
	2000 Average Household Size	2.27	2.5	2.49
	2005 Households	4,101	30,832	63,852
	2005 Average Household Size	2.23	2.47	2.46
	2010 Households	4,229	31,833	66,031
	2010 Average Household Size	2.22	2.46	2.45
	2005 – 2010 Annual Rate	0.62%	0.64%	0.67%
	2000 Families	2,483	19,123	40,524
	2000 Average Family Size	2.85	3.1	3.07
	2005 Families	2,552	19,690	41,826
	2005 Average Family Size	2.82	3.07	3.04
	2010 Families	2,564	19,862	42,307
	2010 Average Family Size	2.82	3.07	3.04
2005 – 2010 Annual Rate	0.09%	0.17%	0.23%	
<b>HOUSING UNITS/HOME VALUE</b>	2000 Housing Units	4,054	31,691	64,275
	Owner Occupied Housing Units	64.2%	59.7%	66.4%
	Renter Occupied Housing Units	31.2%	33.4%	28.4%
	Vacant Housing Units	4.6%	6.9%	5.2%
	2005 Housing Units	4,244	32,994	67,190
	Owner Occupied Housing Units	65.7%	61.3%	67.5%
	Renter Occupied Housing Units	31.0%	32.1%	27.5%
	Vacant Housing Units	3.4%	6.6%	5.0%
	2010 Housing Units	4,383	34,124	69,584
	Owner Occupied Housing Units	65.6%	61.6%	67.5%
	Renter Occupied Housing Units	30.9%	31.7%	27.4%
Vacant Housing Units	3.5%	6.7%	5.1%	
2000 Median Home Value	\$140,312	\$133,054	\$151,020	
2005 Median Home Value	\$234,137	\$227,619	\$252,810	
2010 Median Home Value	\$307,518	\$295,674	\$332,423	
<b>INCOME</b>	2000 Median Household Income	\$60,917	\$49,891	\$56,829
	2005 Median Household Income	\$75,201	\$61,997	\$70,808
	2010 Median Household Income	\$92,338	\$76,554	\$87,569
	2000 Per Capita Income	\$30,147	\$25,814	\$28,700
	2005 Per Capita Income	\$39,687	\$33,192	\$37,206
	2010 Per Capita Income	\$51,035	\$42,774	\$48,329
<b>AGE</b>	2000 Median Age	41.5	38.0	38.2
	2003 Median Age	43.5	39.6	39.9
	2008 Median Age	45.2	41.0	41.3

# SWEDE SQUARE GERMANTOWN PIKE & SWEDE RD EAST NORRITON, PA



DEMOGRAPHIC PROFILE			
	1 MILE	3 MILE	5 MILE
2005 POPULATION ESTIMATE	9,485	77,998	161,289
2005 HOUSEHOLD ESTIMATE	4,101	30,832	63,852
2005 EST. MEDIAN HH. INCOME	\$75,201	\$61,997	\$70,808

**FOR LEASING INFORMATION**  
PH: 856-218-8677 FAX: 856-218-8678

CDR  
LISTED  
NYSE



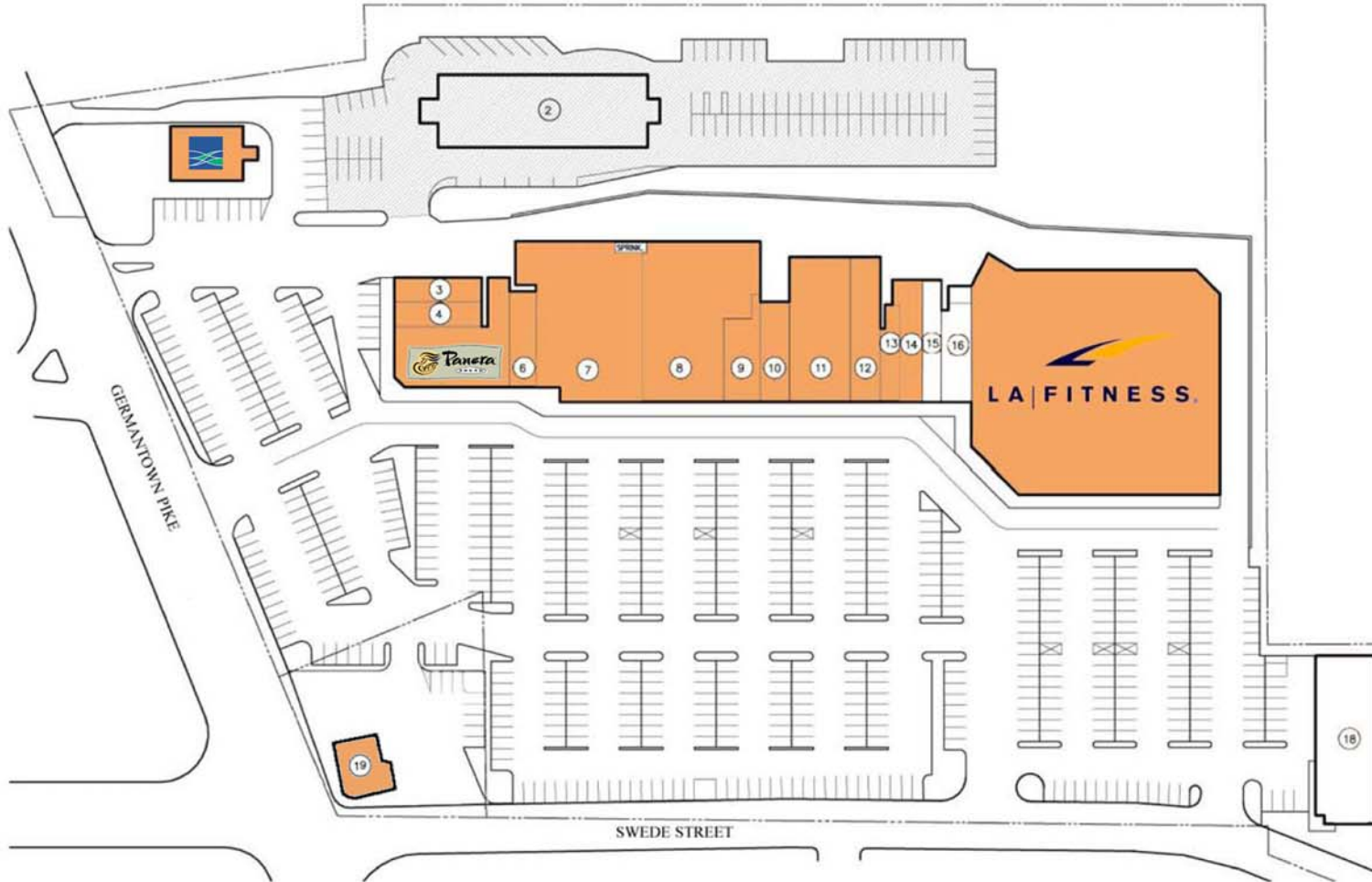
CEDAR SHOPPING CENTERS, INC.

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Web: <http://www.cedarshoppingcenters.com/portfolio.htm>

# SWEDE SQUARE EAST NORRITON, PA



TENANT SPACES		
KEY NO.	SQ. FOOT	TENANT
1	3,000	WACHOVIA BANK
2	18,000	OFFICE BUILDING
		<i>(Not Part of Shopping Center Property)</i>
3	1,420	Lazy Suzy Laundromat
4	1,420	CHARLIE'S PIZZA
5	5,318	PANERA BREAD
6	1,600	DRY CLEANER
7	11,400	JAPANESE RESTAURANT
8	10,507	WINE & SPIRITS SHOPPE
9	2,015	JEM 50'S RESTAURANT
10	2,000	SWEDE SQUARE BEVERAGE
11	6,000	LAVITA BELLA DAY SPA
12	3,000	ARTHUR MURRAY DANCE STUDIO
13	1,200	HOLLYWOOD NAILS
14	2,000	TANNING SALON
15	1,575	AVAILABLE
16	2,000	AVAILABLE
17	37,200	LA FITNESS
18	7,100	JUST TIRES
19	4,000	REPUBLIC BANK

TENANT & PARKING TOTALS		
	SQ. FOOT	GENERAL PARKING
EXISTING RETAIL	103,096	560
EXISTING OFFICE	18,000	96



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