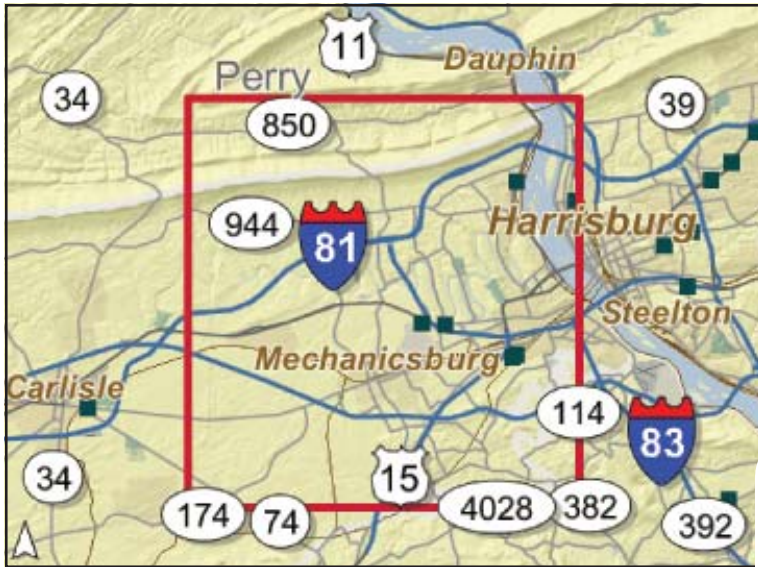


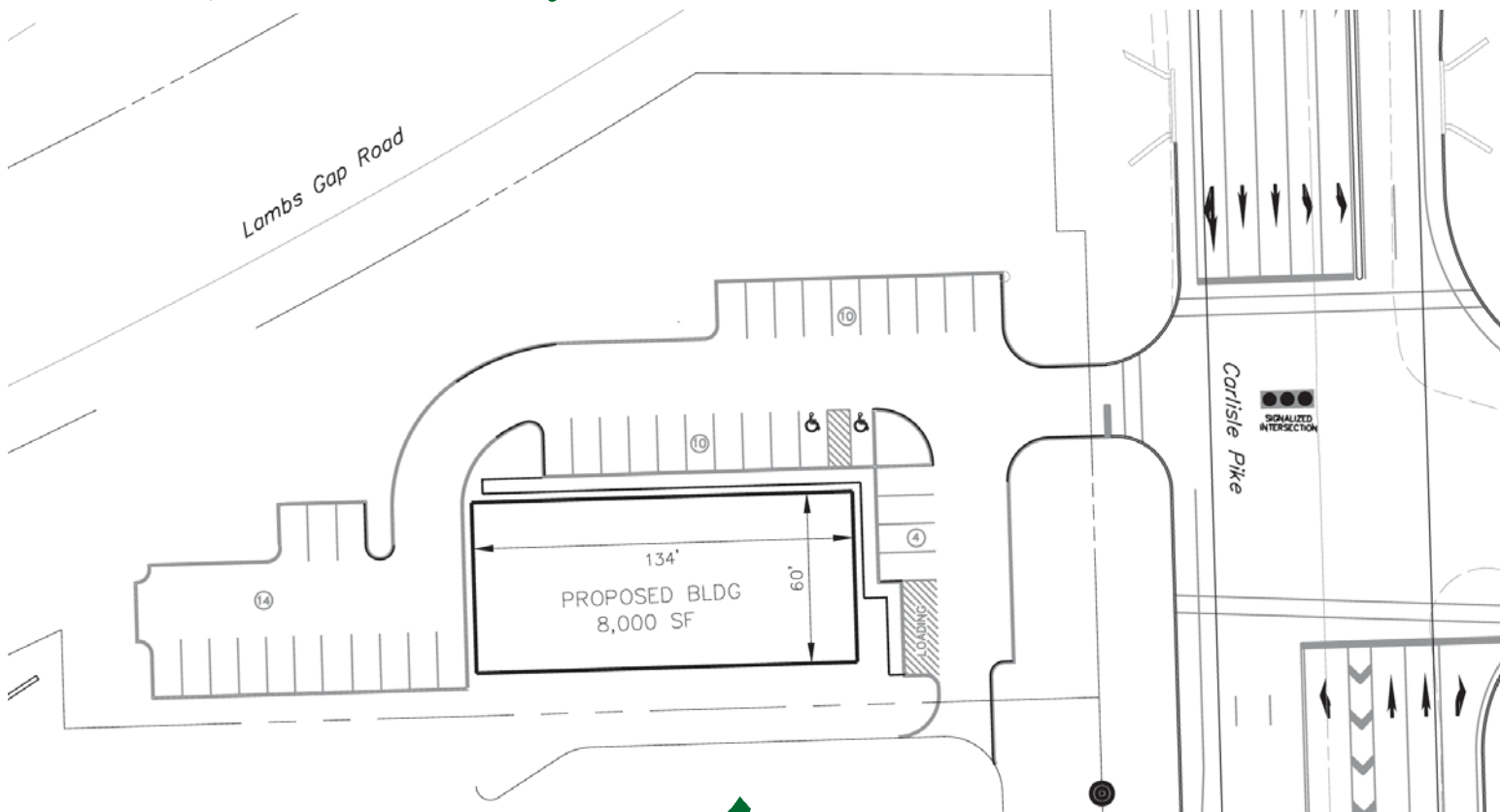
TRINDLE SPRING MECHANICSBURG, PA



**Average Daily Traffic Volume
36,000 Cars Per Day**

DEMOGRAPHIC PROFILE

	<u>1 MILE</u>	<u>3 MILE</u>	<u>5 MILE</u>
2006 POPULATION ESTIMATE	3,746	42,614	94,543
2006 HOUSEHOLD ESTIMATE	1,580	17,878	38,177
2006 EST. MEDIAN HH. INCOME	\$77,344	\$67,676	\$64,092



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.

Trindle Spring Carlisle Pike at Lmbs		1.00 mil radius	3.00mi radius	5.00 mi radius
POPULATION	2000 Total Population	3,336	39,654	87,910
	2000 Group Quarters	2	505	5,446
	2006 Total Populations	3,746	42,614	94,543
	2011 Total Population	4,020	44,727	99,017
	2006 – 2011 Annual Rate	1.42%	0.97%	0.93%
HOUSEHOLDS/FAMILIES	2000 Households	1,390	16,337	34,860
	2000 Average Household Size	2.4	2.4	2.37
	2006 Households	1,580	17,878	38,177
	2006 Average Household Size	2.37	2.35	2.33
	2011 Households	1,709	18,931	40,394
	2011 Average Household Size	2.35	2.33	2.31
	2006 – 2011 Annual Rate	1.58%	1.15%	1.14%
	2000 Families	1,071	11,196	23,379
	2000 Average Family Size	2.75	2.93	2.91
	2006 Families	1,213	12,060	25,119
	2006 Average Family Size	2.72	2.88	2.88
	2011 Families	1,295	12,543	26,059
	2011 Average Family Size	2.71	2.87	2.87
	2006 – 2011 Annual Rate	1.32%	0.79%	0.74%
HOUSING UNITS/HOME VALUE	2000 Housing Units	1,445	16,951	36,217
	Owner Occupied Housing Units	86.0%	72.2%	70.9%
	Renter Occupied Housing Units	9.5%	24.0%	25.4%
	Vacant Housing Units	4.5%	3.8%	3.7%
	2006 Housing Units	1,650	18,495	39,519
	Owner Occupied Housing Units	87.3%	73.8%	72.2%
	Renter Occupied Housing Units	8.5%	22.9%	24.4%
	Vacant Housing Units	4.2%	3.3%	3.4%
	2011 Housing Units	1,795	19,670	42,003
	Owner Occupied Housing Units	86.6%	73.5%	72.0%
	Renter Occupied Housing Units	8.6%	22.7%	24.1%
	Vacant Housing Units	4.8%	3.8%	3.8%
	2000 Median Home Value	\$142,270	\$131,012	\$126,506
	2006 Median Home Value	\$207,284	\$189,060	\$181,807
2011 Median Home Value	\$261,078	\$240,052	\$231,978	
INCOME	2000 Median Household Income	\$59,784	\$53,272	\$50,615
	2006 Median Household Income	\$77,344	\$67,676	\$64,092
	2011 Median Household Income	\$96,489	\$82,659	\$78,217
	2000 Per Capita Income	\$28,158	\$27,619	\$26,466
	2006 Per Capita Income	\$37,159	\$35,597	\$33,306
	2011 Per Capita Income	\$47,438	\$44,916	\$41,790
AGE	2000 Median Age	39.2	39.5	39.7
	2006 Median Age	42.5	42.3	42.2
	2011 Median Age	44.1	43.7	43.7