

DEMOGRAPHIC PROFILE



CEDAR SHOPPING CENTERS, INC.

	Valley Plaza Massey Blvd North & Halfway Blvd	1.00 mil radius	3.00mi radius	5.00 mi radius
POPULATION	2000 Total Population	4,673	39,961	72,999
	2000 Group Quarters	21	1,123	1,793
	2005 Total Populations	5,049	42,913	78,632
	2010 Total Population	5,506	46,689	85,693
	2005 – 2010 Annual Rate	1.75%	1.7%	1.73%
HOUSEHOLDS/FAMILIES	2000 Households	1,870	16,699	30,389
	2000 Average Household Size	2.49	2.33	2.34
	2005 Households	2,045	18,098	33,055
	2005 Average Household Size	2.46	2.31	2.32
	2010 Households	2,245	19,820	36,265
	2010 Average Household Size	2.44	2.3	2.31
	2005 – 2010 Annual Rate	1.88%	1.83%	1.87%
	2000 Families	1,342	10,215	19,395
	2000 Average Family Size	2.93	2.94	2.91
	2005 Families	1,433	10,779	20,575
	2005 Average Family Size	2.94	2.97	2.93
	2010 Families	1,538	11,484	21,996
2010 Average Family Size	2.96	2.99	2.95	
2005 – 2010 Annual Rate	1.42%	1.28%	1.34%	
HOUSING UNITS/HOME VALUE	2000 Housing Units	1,929	17,840	32,204
	Owner Occupied Housing Units	72.5%	47.9%	54.8%
	Renter Occupied Housing Units	24.7%	45.8%	39.6%
	Vacant Housing Units	2.8%	6.2%	5.6%
	2005 Housing Units	2,101	19,231	34,848
	Owner Occupied Housing Units	75.2%	51.3%	58.2%
	Renter Occupied Housing Units	22.1%	42.8%	36.7%
	Vacant Housing Units	2.7%	5.9%	5.1%
	2010 Housing Units	2,306	21,037	38,190
	Owner Occupied Housing Units	75.6%	52.5%	59.0%
	Renter Occupied Housing Units	21.7%	41.8%	35.9%
	Vacant Housing Units	2.6%	5.8%	5.0%
2000 Median Home Value	\$95,714	\$93,888	\$103,046	
2005 Median Home Value	\$163,211	\$161,845	\$173,999	
2010 Median Home Value	\$218,490	\$214,778	\$233,394	
INCOME	2000 Median Household Income	\$35,433	\$31,404	\$36,476
	2005 Median Household Income	\$39,444	\$35,612	\$41,167
	2010 Median Household Income	\$43,497	\$39,623	\$45,929
	2000 Per Capita Income	\$17,871	\$16,743	\$19,189
	2005 Per Capita Income	\$19,847	\$19,345	\$22,422
2010 Per Capita Income	\$22,420	\$22,065	\$25,938	
AGE	2000 Median Age	36.7	36.4	37.6
	2005 Median Age	38.1	37.6	39.0
	2010 Median Age	39.3	38.8	40.4

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VALLEY PLAZA MASSEY & HALFWAY BLVD HAGERSTOWN, MARYLAND



DEMOGRAPHIC PROFILE			
	1 MILE	3 MILE	5 MILE
2005 POPULATION ESTIMATE	5,049	42,913	78,632
2005 HOUSEHOLD ESTIMATE	2,045	18,098	33,055
2005 EST. MEDIAN HH. INCOME	\$39,444	\$35,612	\$41,167

FOR LEASING INFORMATION
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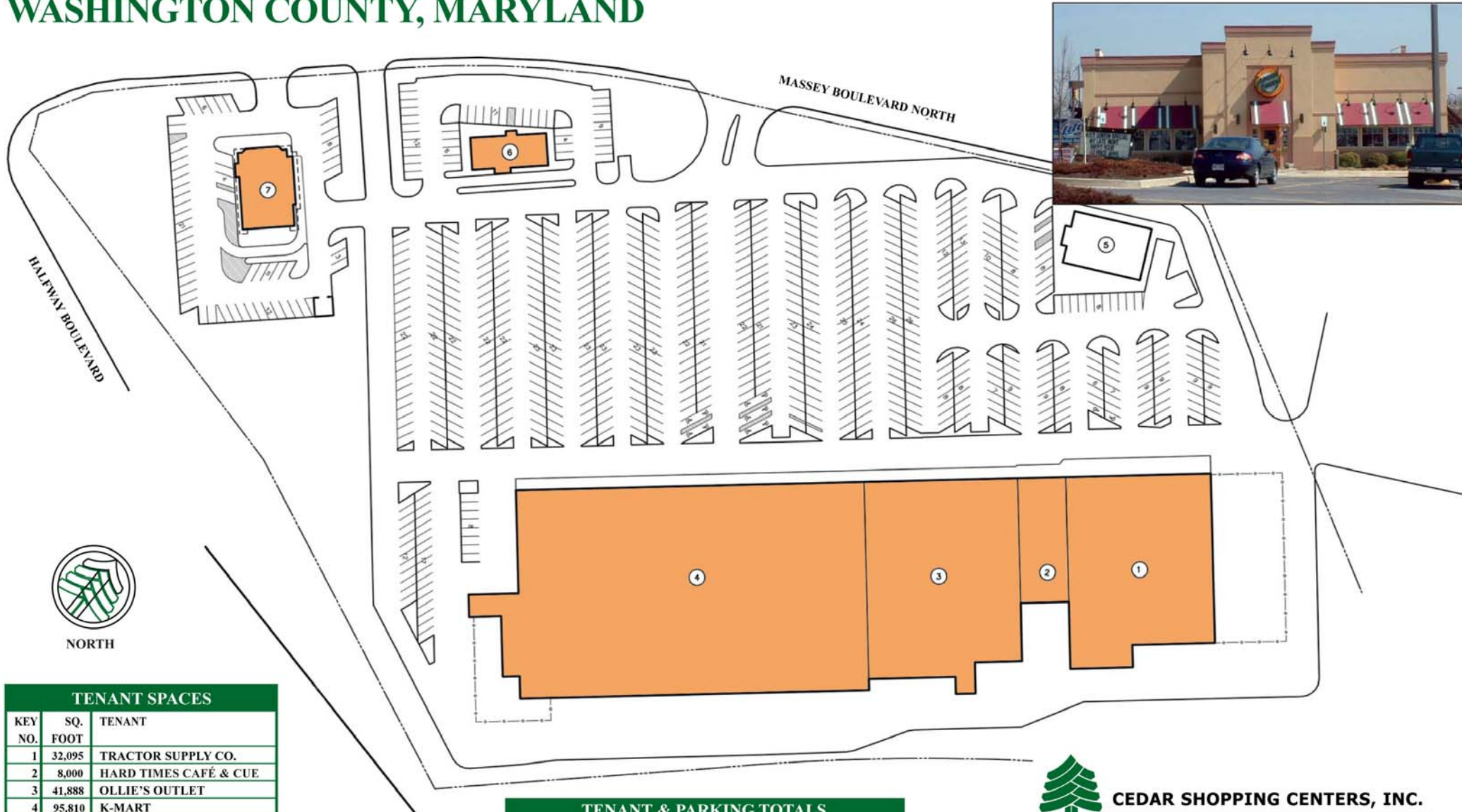


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44 South Bayles Avenue, Port Washington, NY 11050
Tel: (516) 767-6492 Fax: (516) 767-6497
Web: <http://www.cedarshoppingcenters.com/portfolio.htm>

VALLEY PLAZA

WASHINGTON COUNTY, MARYLAND



TENANT SPACES		
KEY NO.	SQ. FOOT	TENANT
1	32,095	TRACTOR SUPPLY CO.
2	8,000	HARD TIMES CAFÉ & CUE
3	41,888	OLLIE'S OUTLET
4	95,810	K-MART
5	5,400	AVAILABLE
6	3,246	ROY ROGERS
7	4,500	MCDONALD'S

TENANT & PARKING TOTALS			
	SQ. FOOT	GENERAL PARKING	HCP PARKING
EXISTING RETAIL	190,393	777	12



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