

**DEMOGRAPHIC PROFILE**



**CEDAR SHOPPING CENTERS, INC.**

	Value City Shopping Center 4550 Clyde Park Avenue	1.00 mil radius	3.00mi radius	5.00 mi radius
<b>POPULATION</b>	2000 Total Population	8,342	91,214	219,373
	2000 Group Quarters	15	490	2,032
	2005 Total Populations	8,648	94,138	228,984
	2010 Total Population	9,073	98,623	240,813
	2005 – 2010 Annual Rate	0.96%	0.94%	1.01%
<b>HOUSEHOLDS/FAMILIES</b>	2000 Households	3,356	35,313	81,138
	2000 Average Household Size	2.48	2.57	2.68
	2005 Households	3,546	36,808	85,537
	2005 Average Household Size	2.43	2.54	2.65
	2010 Households	3,747	38,740	90,407
	2010 Average Household Size	2.42	2.53	2.64
	2005 – 2010 Annual Rate	1.11%	1.03%	1.11%
	2000 Families	2,214	23,204	54,656
	2000 Average Family Size	3.15	3.24	3.24
	2005 Families	2,283	23,632	56,402
	2005 Average Family Size	3.02	3.14	3.24
	2010 Families	2,346	24,193	58,113
	2010 Average Family Size	3.02	3.16	3.25
2005 – 2010 Annual Rate	0.55%	0.47%	0.6%	
<b>HOUSING UNITS/HOME VALUE</b>	2000 Housing Units	3,442	36,698	84,781
	Owner Occupied Housing Units	70.5%	65.4%	63.8%
	Renter Occupied Housing Units	26.9%	30.9%	31.9%
	Vacant Housing Units	2.5%	3.7%	4.3%
	2005 Housing Units	3,617	38,052	88,801
	Owner Occupied Housing Units	72.1%	67.3%	65.6%
	Renter Occupied Housing Units	25.9%	29.4%	30.7%
	Vacant Housing Units	2.0%	3.3%	3.7%
	2010 Housing Units	3,818	40,007	93,726
	Owner Occupied Housing Units	70.7%	68.1%	66.4%
	Renter Occupied Housing Units	27.4%	28.7%	30.0%
	Vacant Housing Units	1.9%	3.2%	3.5%
	2000 Median Home Value	\$87,526	\$92,378	\$96,941
2005 Median Home Value	\$110,993	\$116,172	\$123,192	
2010 Median Home Value	\$142,388	\$149,297	\$160,490	
<b>INCOME</b>	2000 Median Household Income	\$43,077	\$42,695	\$43,038
	2005 Median Household Income	\$48,373	\$47,942	\$48,073
	2010 Median Household Income	\$53,852	\$52,940	\$52,871
	2000 Per Capita Income	\$18,921	\$19,268	\$19,256
	2005 Per Capita Income	\$22,233	\$22,399	\$22,272
	2010 Per Capita Income	\$26,112	\$25,941	\$25,780
<b>AGE</b>	2000 Median Age	33.5	31.7	31.0
	2005 Median Age	34.2	32.5	31.8
	2008 Median Age	35.0	33.4	32.5

# VALUE CITY SHOPPING CENTER

## CLYDE PARK AVENUE

### WYOMING, MICHIGAN



DEMOGRAPHIC PROFILE	1 MILE	3 MILE	5 MILE
2005 POPULATION ESTIMATE	8,648	94,138	228,984
2005 HOUSEHOLD ESTIMATE	3546	36,808	85,537
2005 EST. MEDIAN HH. INCOME	\$48,373	\$47,942	\$48,073

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**CEDAR SHOPPING CENTERS, INC.**

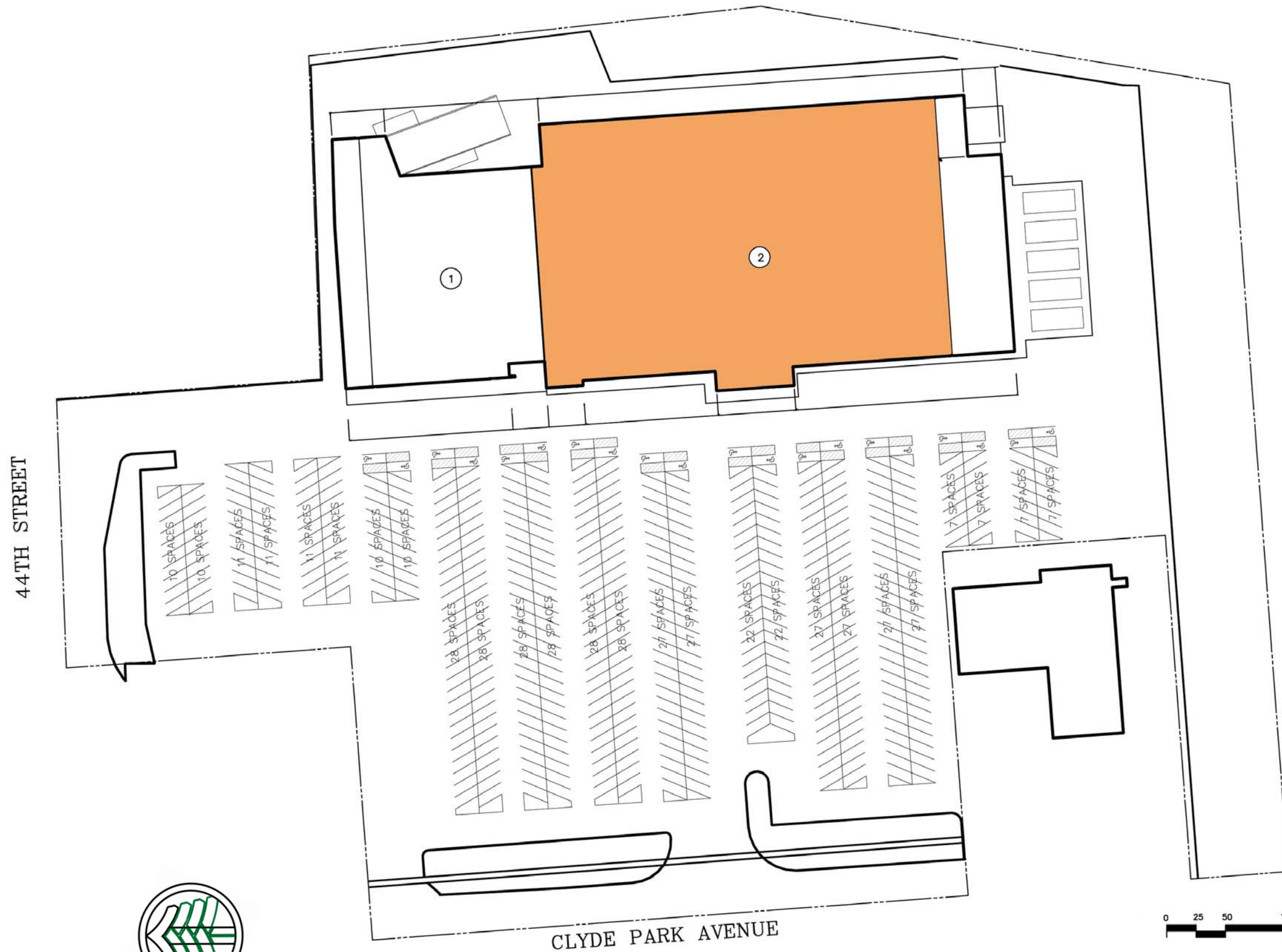
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**Web: <http://www.cedarshoppingcenters.com/portfolio.htm>**

# VALUE CITY SHOPPING CENTER

## WYOMING, MICHIGAN



TENANT SPACES		
KEY NO.	SQ. FOOT	TENANT
1	32,000	AVAILABLE
2	85,000	VALUE CITY

TENANT & PARKING TOTALS			
	SQ. FOOT	GENERAL PARKING	HCP PARKING
EXISTING RETAIL	119,135	486	20



NORTH



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