

DEMOGRAPHIC PROFILE



CEDAR SHOPPING CENTERS, INC.

Washington Center 415 Egg Harbor Road		1.00 mil radius	3.00mi radius	5.00 mi radius
POPULATION	2000 Total Population	8,446	57,661	150,115
	2000 Group Quarters	118	855	4,195
	2006 Total Population	8,602	61,967	162,194
	2011 Total Population	9,004	65,908	170,707
	2006 – 2011 Annual Rate	0.92%	1.24%	1.03%
HOUSEHOLDS/FAMILIES	2000 Households	2,956	19,175	51,918
	2000 Average Household Size	2.82	2.96	2.81
	2006 Households	3,064	20,919	56,540
	2006 Average Household Size	2.77	2.92	2.79
	2011 Households	3,240	22,457	59,874
	2011 Average Household Size	2.74	2.9	2.78
	2006 – 2011 Annual Rate	1.12%	1.43%	1.15%
	2000 Families	2,307	15,312	38,767
	2000 Average Family Size	3.28	3.36	3.27
	2006 Families	2,382	16,603	42,057
	2006 Average Family Size	3.23	3.32	3.26
	2011 Families	2,502	17,702	44,228
	2011 Average Family Size	3.21	3.31	3.25
2006 – 2011 Annual Rate	0.99%	1.29%	1.01%	
HOUSING UNITS/HOME VALUE	2000 Housing Units	2,989	19,708	54,222
	Owner Occupied Housing Units	89.6%	85.0%	74.2%
	Renter Occupied Housing Units	9.3%	12.3%	21.6%
	Vacant Housing Units	1.1%	2.6%	4.2%
	2006 Housing Units	3,093	21,445	58,794
	Owner Occupied Housing Units	90.6%	86.0%	76.1%
	Renter Occupied Housing Units	8.5%	11.5%	20.1%
	Vacant Housing Units	0.9%	2.5%	3.8%
	2011 Housing Units	3,271	22,986	62,100
	Owner Occupied Housing Units	90.5%	85.9%	76.1%
	Renter Occupied Housing Units	8.5%	11.8%	20.4%
	Vacant Housing Units	0.9%	2.3%	3.6%
	2000 Median Home Value	\$137,452	\$134,605	\$124,292
2006 Median Home Value	\$275,332	\$268,637	\$247,801	
2011 Median Home Value	\$344,660	\$335,122	\$311,127	
INCOME	2000 Median Household Income	\$68,536	\$64,984	\$57,150
	2006 Median Household Income	\$82,436	\$79,016	\$68,918
	2011 Median Household Income	\$100,088	\$93,481	\$80,230
	2000 Per Capita Income	\$26,846	\$25,114	\$22,810
	2006 Per Capita Income	\$34,643	\$31,974	\$28,843
2011 Per Capita Income	\$41,684	\$38,437	\$34,545	
AGE	2000 Median Age	39.0	35.8	34.1
	2006 Median Age	41.1	37.6	35.7
	2011 Median Age	42.1	38.3	36.1

WASHINGTON CENTER

EGG HARBOR ROAD & GREENTREE ROAD

WASHINGTON TOWNSHIP, NJ

DEMOGRAPHIC PROFILE

	<u>1 MILE</u>	<u>3 MILE</u>	<u>5 MILE</u>
2006 POPULATION ESTIMATE	8,602	61,967	162,194
2006 HOUSEHOLD ESTIMATE	3,064	20,919	56,540
2006 EST. MEDIAN HH. INCOME	\$82,436	\$79,016	\$68,918

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

CDR LISTED NYSE **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>

WASHINGTON CENTER

WASHINGTON TOWNSHIP, NJ

TENANT SPACES

KEY NO.	SQ. FOOT	TENANT	KEY NO.	SQ. FOOT	TENANT	KEY NO.	SQ. FOOT	TENANT
1	66,046	ACME	13A	1,480	AVAILABLE	24	980	DEBEER'S JEWELRY
2	3,500	MAB PAINT	13B	984	AVAILABLE	25	3,872	MOZZARELLA GRILLE
3	3,200	LEARNING EXPRESS	14	1,375	THE EYE SITE	26	5,175	STS
4	20,742	PLANET FITNESS	15	2,100	POST NET	27	3,096	REFLECTIONS CAR WASH
5	7,700	JOANNE'S HALLMARK	16	1,400	FAT JACK'S BBQ	28	3,800	BANK OF AMERICA
6	980	TODAY'S CLEANERS	17	1,400	RUDI'S FORMAL WEAR	29A	1,200	GAME STOP
7	1,960	CHEF CHUN	18	1,540	LILY'S BRIDAL SALON	29B	4,900	MBM SPORTS
8	1,400	WILD BIRDS	19	980	H & R BLOCK	30	1,750	STARBUCKS
9	2,100	TAYLORS SALON	20	1,960	SLACK'S HOAGIES	31	1,300	COLD STONE CREAMERY
10	2,940	REMAX	21	3,500	SOUTH JERSEY MUSIC			
11	980	AVAILABLE	22	1,190	POP'S ITALIAN ICE			
12	980	MCM 1-HOUR PHOTO	23	980	AVAILABLE			



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>