

DEMOGRAPHIC PROFILE



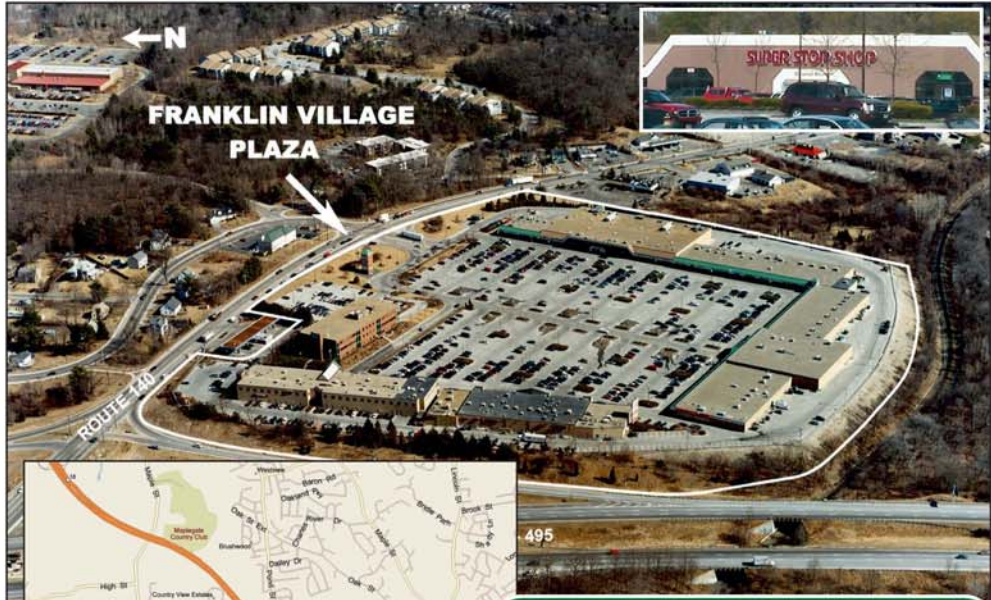
CEDAR SHOPPING CENTERS, INC.

	Franklin Village 250 Franklin Village Drive	1.00 mil radius	3.00mi radius	5.00 mi radius
POPULATION	2000 Total Population	3,771	31,087	65,587
	2000 Group Quarters	20	626	836
	2006 Total Population	3,785	32,295	69,392
	2011 Total Population	3,822	32,955	71,313
	2006 – 2011 Annual Rate	0.19%	0.41%	0.55%
HOUSEHOLDS/FAMILIES	2000 Households	1,506	10,874	22,497
	2000 Average Household Size	2.49	2.8	2.88
	2006 Households	1,514	11,309	23,806
	2006 Average Household Size	2.49	2.8	2.88
	2011 Households	1,533	11,575	24,534
	2011 Average Household Size	2.48	2.8	2.87
	2006 – 2011 Annual Rate	0.25%	0.47%	0.6%
	2000 Families	1,043	8,324	17,673
	2000 Average Family Size	3.04	3.25	3.29
	2006 Families	1,040	8,612	18,622
	2006 Average Family Size	3.04	3.26	3.3
	2011 Families	1,040	8,736	19,038
	2011 Average Family Size	3.04	3.26	3.3
	2006 – 2011 Annual Rate	0%	0.29%	0.44%
HOUSING UNITS/HOME VALUE	2000 Housing Units	1,525	11,065	22,910
	Owner Occupied Housing Units	79.2%	79.1%	82.1%
	Renter Occupied Housing Units	19.4%	19.2%	16.1%
	Vacant Housing Units	1.4%	1.7%	1.8%
	2006 Housing Units	1,539	11,561	24,361
	Owner Occupied Housing Units	80.2%	79.9%	82.7%
	Renter Occupied Housing Units	18.2%	18.0%	15.0%
	Vacant Housing Units	1.6%	2.2%	2.3%
	2011 Housing Units	1,564	11,874	25,197
	Owner Occupied Housing Units	80.1%	79.9%	82.7%
	Renter Occupied Housing Units	18.0%	17.6%	14.7%
	Vacant Housing Units	2.0%	2.5%	2.6%
	2000 Median Home Value	\$172,939	\$201,052	\$209,101
2006 Median Home Value	\$323,234	\$385,168	\$395,714	
2011 Median Home Value	\$419,613	\$536,540	\$550,130	
INCOME	2000 Median Household Income	\$61,858	\$67,214	\$71,543
	2006 Median Household Income	\$78,401	\$86,447	\$92,867
	2011 Median Household Income	\$100,133	\$107,834	\$115,165
	2000 Per Capita Income	\$27,340	\$27,187	\$28,765
	2006 Per Capita Income	\$36,533	\$37,378	\$39,565
2011 Per Capita Income	\$46,274	\$47,913	\$51,303	
AGE	2000 Median Age	35.0	34.9	35.5
	2006 Median Age	37.4	36.3	37.2
	2011 Median Age	38.7	37.0	38.3

FRANKLIN VILLAGE

250 FRANKLIN VILLAGE DR

FRANKLIN, MA



DEMOGRAPHIC PROFILE			
	1 MILE	3 MILE	5 MILE
2006 POPULATION ESTIMATE	3,785	32,295	69,392
2006 HOUSEHOLD ESTIMATE	1,514	11,309	23,806
2006 EST. MEDIAN HH. INCOME	\$78,401	\$86,447	\$92,867

FOR LEASING INFORMATION
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CEDAR SHOPPING CENTERS, INC.

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FRANKLIN VILLAGE

FRANKLIN, MA



TENANT SPACES

KEY NO.	SQ. FEET	TENANT
1	2,000	TACO BELL
2	2,500	D'ANGELO'S
3	1,500	AVAILABLE
4	2,000	RADIO SHACK
5	1,857	CINGULAR WIRELESS
6	75,000	SUPER STOP & SHOP
9	4,409	VILLAGE MALL LIQUORS
11	2,500	BATH & BODY WORKS
12	1,500	SUPERCUTS
13	2,550	BANK OF AMERICA
14	3,550	OLYMPIA SPORTS
15	7,044	FAMOUS FOOTWEAR
16	10,821	TEAM FITNESS
17	4,986	AVAILABLE
18	1,600	ELIZABETH GRADY
19	1,709	GNC
20	3,850	AVAILABLE
21	10,150	DRESS BARN
22	2,550	GAMESTOP
23	26,890	MARSHALLS
24	4,949	TARRAZA HOME AND GARDEN
25	3,000	SALLY'S ALLEY
26	3,600	MEN'S WAREHOUSE
27	1,800	HAIRS BOSTON
28	2,400	CAMBRIDGE EYE
29	4,949	HALLMARK
30	3,120	PAPA GINO'S
31	6,323	LONGHORN STEAKHOUSE
32	3,546	AAA TRAVEL
33	3,908	TEPPANYAKI ASIAN CUISINE
34A	1,600	SALLY BEAUTY
34B	2,300	FIVE GUYS
35	3,908	PANERA BREAD
36	1,967	AVAILABLE
37	2,070	L'EQUIPE SALON
38	5,682	AVAILABLE
39	2,565	JENNY CRAIG
40	2,000	PEPPER TERRACE
41	3,200	SYLVAN LEARNING CENTER
42	1,600	SUNPRO TANNING
43	1,000	VOICEBOX VERIZON WIRELESS
44	1,000	CALIFORNIA NAILS
45	1,818	THE UPS STORE
46	4,000	RE-MAX EXECUTIVE REALTY
47	1,200	DRY CLEANER
48	1,600	SMILAGE DENTAL
49	2,000	AVAILABLE
50	2,000	CURVES
51	45,111	3-STORY OFFICE BUILDING

TENANT & PARKING TOTALS

	SQ. FEET	GEN. PRKG.	ADA PRKG.
EXISTING RETAIL	252,398	1,442	47
EXISTING OFFICE	45,111	102	3



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