

DEMOGRAPHIC PROFILE



CEDAR SHOPPING CENTERS, INC.

Mechanicsburg Plaza 5301 Simpson Ferry Road		1.00 mil radius	3.00mi radius	5.00 mi radius
POPULATION	2000 Total Population	9,205	42,233	86,521
	2000 Group Quarters	38	1,443	7,424
	2005 Total Population	9,345	44,416	90,614
	2010 Total Population	9,680	46,455	94,369
	2005 – 2010 Annual Rate	0.71%	0.9%	0.82%
HOUSEHOLDS/FAMILIES	2000 Households	4,283	17,865	33,285
	2000 Average Household Size	2.14	2.28	2.38
	2005 Households	4,470	19,201	35,611
	2005 Average Household Size	2.08	2.24	2.33
	2010 Average Households	4,690	20,316	37,579
	2010 Average Household Size	2.06	2.21	2.31
	2005 – 2010 Annual Rate	0.97%	1.14%	1.08%
	2000 Families	2,568	11,636	22,718
	2000 Average Family Size	2.77	2.85	2.91
	2005 Families	2,600	12,267	23,875
	2005 Average Family Size	2.72	2.8	2.86
	2010 Families	2,645	12,670	24,644
	2010 Average Family Size	2.71	2.79	2.86
	2005 – 2010 Annual Rate	0.34%	0.65%	0.64%
HOUSING UNITS/HOME VALUE	2000 Housing Units	4,439	18,545	34,472
	Owner Occupied Housing Units	59.9%	68.5%	73.4%
	Renter Occupied Housing Units	36.4%	27.8%	23.1%
	Vacant Housing Units	3.7%	3.7%	3.5%
	2005 Housing Units	4,643	19,991	36,974
	Owner Occupied Housing Units	60.4%	69.1%	73.9%
	Renter Occupied Housing Units	35.9%	26.9%	22.4%
	Vacant Housing Units	3.7%	4.0%	3.7%
	2010 Housing Units	4,885	21,222	39,135
	Owner Occupied Housing Units	60.7%	69.3%	74.1%
	Renter Occupied Housing Units	35.3%	26.4%	22.0%
	Vacant Housing Units	4.0%	4.3%	4.0%
	2000 Median Home Value	\$111,842	\$120,674	\$128,946
	2005 Median Home Value	\$145,976	\$157,737	\$168,924
2010 Median Home Value	\$181,110	\$196,141	\$209,582	
INCOME	2000 Median Household Income	\$45,990	\$48,880	\$52,672
	2005 Median Household Income	\$54,646	\$59,639	\$64,419
	2010 Median Household Income	\$65,130	\$71,094	\$77,658
	2000 Per Capita Income	\$23,657	\$25,558	\$26,378
	2005 Per Capita Income	\$30,457	\$32,003	\$32,879
	2010 Per Capita Income	\$37,812	\$40,152	\$41,740
AGE	2000 Median Age	38.8	40.5	39.4
	2005 Median Age	40.4	42.3	41.3
	2010 Median Age	41.6	43.8	42.7