

**DEMOGRAPHIC PROFILE**



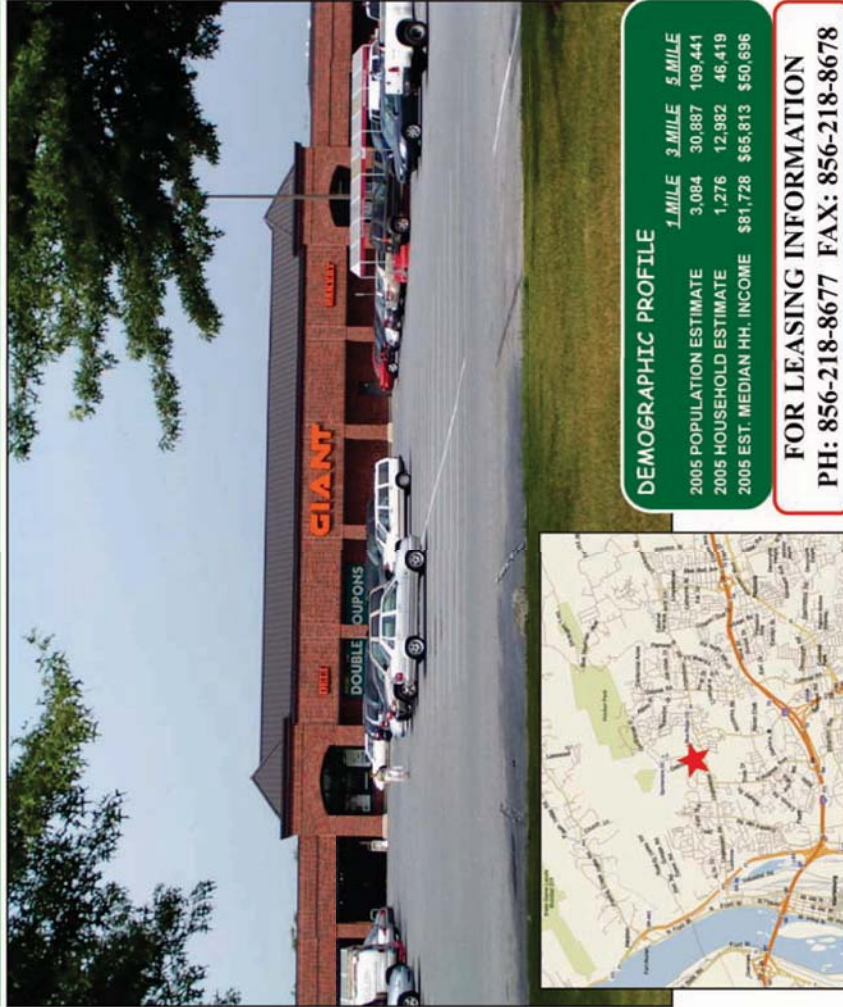
**CEDAR SHOPPING CENTERS, INC.**

Oakhurst Plaza  
4450 Oakhurst Blvd.

	1.00 mi radius	3.00mi radius	5.00 mi radius
<b>POPULATION</b>			
2000 Total Population	3,030	30,169	107,941
2000 Group Quarters	43	423	2,715
2005 Total Population	3,084	30,887	109,441
2010 Total Population	3,164	31,667	111,716
2005 – 2010 Annual Rate	0.51%	0.5%	0.41%
<b>HOUSEHOLDS/FAMILIES</b>			
2000 Households	1,227	12,479	45,084
2000 Average Household Size	2.43	2.38	2.33
2005 Households	1,276	12,982	46,419
2005 Average Household Size	2.38	2.35	2.3
2010 Households	1,322	13,421	47,729
2010 Average Household Size	2.36	2.33	2.28
2005-2010 Annual Rate	0.71%	0.67%	0.56%
2000 Families	856	8,285	27,874
2000 Average Family Size	2.98	2.96	2.96
2005 Families	867	8,448	28,094
2005 Average Family Size	2.95	2.93	2.94
2010 Families	876	8,526	28,143
2010 Average Family Size	2.95	2.93	2.94
2005 – 2011 Annual Rate	0.21%	0.18%	0.03%
<b>HOUSING UNITS/HOME VALUE</b>			
2000 Housing Units	1,284	13,054	49,280
Owner Occupied Housing Units	75.6%	68.8%	57.6%
Renter Occupied Housing Units	20.0%	26.7%	33.9%
Vacant Housing Units	4.4%	4.6%	8.5%
2005 Housing Units	1,331	13,547	50,583
Owner Occupied Housing Units	76.0%	69.9%	58.6%
Renter Occupied Housing Units	19.8%	25.9%	33.2%
Vacant Housing Units	4.1%	4.2%	8.2%
2010 Housing Units	1,379	13,994	51,965
Owner Occupied Housing Units	75.6%	69.9%	58.6%
Renter Occupied Housing Units	20.2%	26.0%	33.2%
Vacant Housing Units	4.1%	4.1%	8.2%
2000 Median Home Value	\$154,417	\$124,353	\$100,611
2005 Median Home Value	\$195,781	\$164,223	\$134,387
2010 Median Home Value	\$250,673	\$205,902	\$169,166
<b>INCOME</b>			
2000 Median Household Income	\$66,919	\$53,622	\$41,876
2005 Median Household Income	\$81,728	\$65,813	\$50,696
2010 Median Household Income	\$101,257	\$79,841	\$61,488
2000 Per Capita Income	\$33,978	\$28,941	\$22,607
2005 Per Capita Income	\$43,832	\$36,827	\$28,223
2010 Per Capita Income	\$57,650	\$47,877	\$35,734
<b>AGE</b>			
2000 Median Age	41.6	39.8	37.8
2005 Median Age	43.5	41.7	39.5
2010 Median Age	44.9	43.1	40.8

05609

**OAKHURST PLAZA  
4450 OAKHURST BLVD.  
HARRISBURG, PA**



**DEMOGRAPHIC PROFILE**

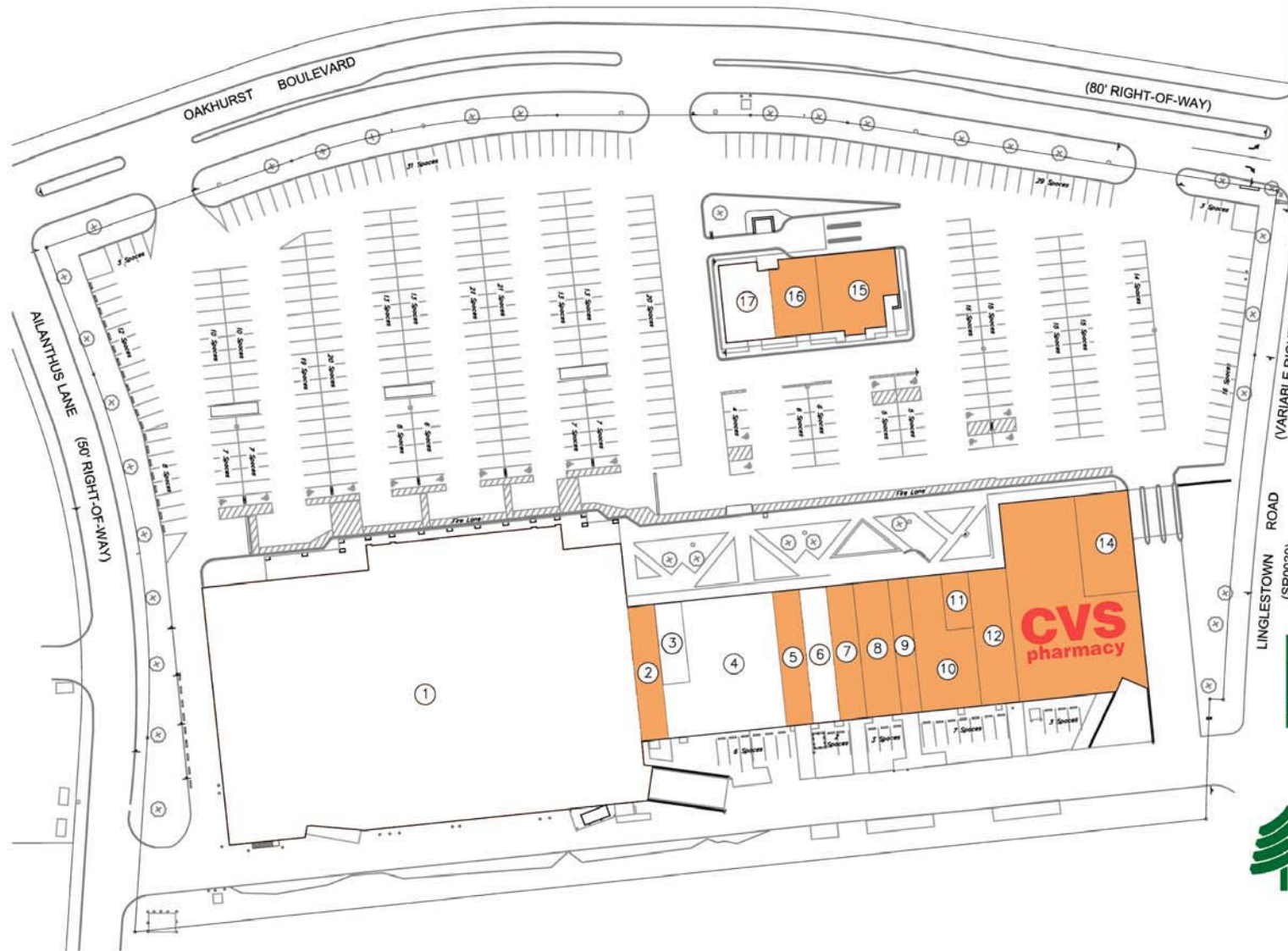
	1 MILE	3 MILE	5 MILE
2005 POPULATION ESTIMATE	3,084	30,887	109,441
2005 HOUSEHOLD ESTIMATE	1,276	12,982	46,419
2005 EST. MEDIAN HH. INCOME	\$81,728	\$65,813	\$50,696

**FOR LEASING INFORMATION**  
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# OAKHURST PLAZA HARRISBURG, PA



TENANT SPACES		
KEY NO.	SQ. FOOT	TENANT
1	62,320	AVAILABLE
2	1,200	H & R BLOCK
3	1,200	AVAILABLE
4	6,800	AVAILABLE
5	2,000	CHRISTOPHER'S PIZZA
6	2,000	AVAILABLE
7	2,000	OAKHURST BEVERAGE
8	2,600	THE FRECKLED FROG
9	1,474	NEW GREAT WALL
10	3,650	ISSAC'S DELI
11	830	MARK CLEANERS
12	3,528	WINE & SPIRITS
13	11,300	CVS PHARMACY
14	3,000	FULTON BANK
15	3,167	SOVEREIGN BANK
16	2,000	ELEGANT SALON
17	2,000	AVAILABLE

TENANT & PARKING TOTALS			
	SQ. FOOT	GENERAL PARKING	HCP PARKING
EXISTING RETAIL	111,869	419	18



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