

DEMOGRAPHIC PROFILE



**CEDAR SHOPPING CENTERS, INC.**

Pennsboro Commons 310 E. Penn Drive		1.00 mil radius	3.00mi radius	5.00 mi radius
POPULATION	2000 Total Population	6,961	46,645	122,995
	2000 Group Quarters	107	934	6,174
	2005 Total Population	7,521	48,578	126,736
	2010 Total Population	7,944	50,430	130,769
	2005 – 2010 Annual Rate	1.1%	0.75%	0.63%
HOUSEHOLDS/FAMILIES	2000 Households	2,766	18,646	50,247
	2000 Average Household Size	2.48	2.45	2.32
	2005 Households	3,040	19,813	52,734
	2005 Average Household Size	2.44	2.4	2.28
	2010 Households	3,241	20,769	54,954
	2010 Average Household Size	2.42	2.38	2.27
	2005 – 2010 Annual Rate	1.29%	0.95%	0.83%
	2000 Families	1,883	12,275	30,480
	2000 Average Family Size	2.99	3.02	2.98
	2005 Families	2,034	12,820	31,413
	2005 Average Family Size	2.95	2.97	2.94
	2010 Families	2,119	13,146	31,956
	2010 Average Family Size	2.94	2.96	2.93
2005 – 2010 Annual Rate	0.82%	0.5%	0.34%	
HOUSING UNITS/HOME VALUE	2000 Housing Units	2,887	20,119	55,149
	Owner Occupied Housing Units	67.6%	63.2%	57.3%
	Renter Occupied Housing Units	28.2%	29.4%	33.8%
	Vacant Housing Units	4.2%	7.4%	8.9%
	2005 Housing Units	3,180	21,369	57,803
	Owner Occupied Housing Units	68.5%	64.2%	58.4%
	Renter Occupied Housing Units	27.1%	28.5%	32.8%
	Vacant Housing Units	4.4%	7.3%	8.8%
	2010 Housing Units	3,399	22,426	60,286
	Owner Occupied Housing Units	68.7%	64.4%	58.7%
	Renter Occupied Housing Units	26.6%	28.2%	32.4%
	Vacant Housing Units	4.6%	7.4%	8.8%
	2000 Median Home Value	\$104,296	\$116,366	\$106,747
	2005 Median Home Value	\$139,753	\$151,566	\$140,640
2010 Median Home Value	\$174,302	\$191,088	\$175,374	
INCOME	2000 Median Household Income	\$44,233	\$45,511	\$41,313
	2005 Median Household Income	\$54,043	\$55,865	\$50,229
	2010 Median Household Income	\$65,129	\$67,309	\$60,720
	2000 Per Capita Income	\$21,032	\$24,192	\$22,938
	2005 Per Capita Income	\$26,364	\$30,330	\$28,433
	2010 Per Capita Income	\$32,878	\$38,777	\$36,044
AGE	2000 Median Age	36.3	37.3	37.6
	2005 Median Age	38.5	39.4	39.5
	2010 Median Age	40.7	41.1	41.2

# PENNSBORO COMMONS

## EAST PENN DRIVE

### ENOLA, PA

**DEMOGRAPHIC PROFILE**

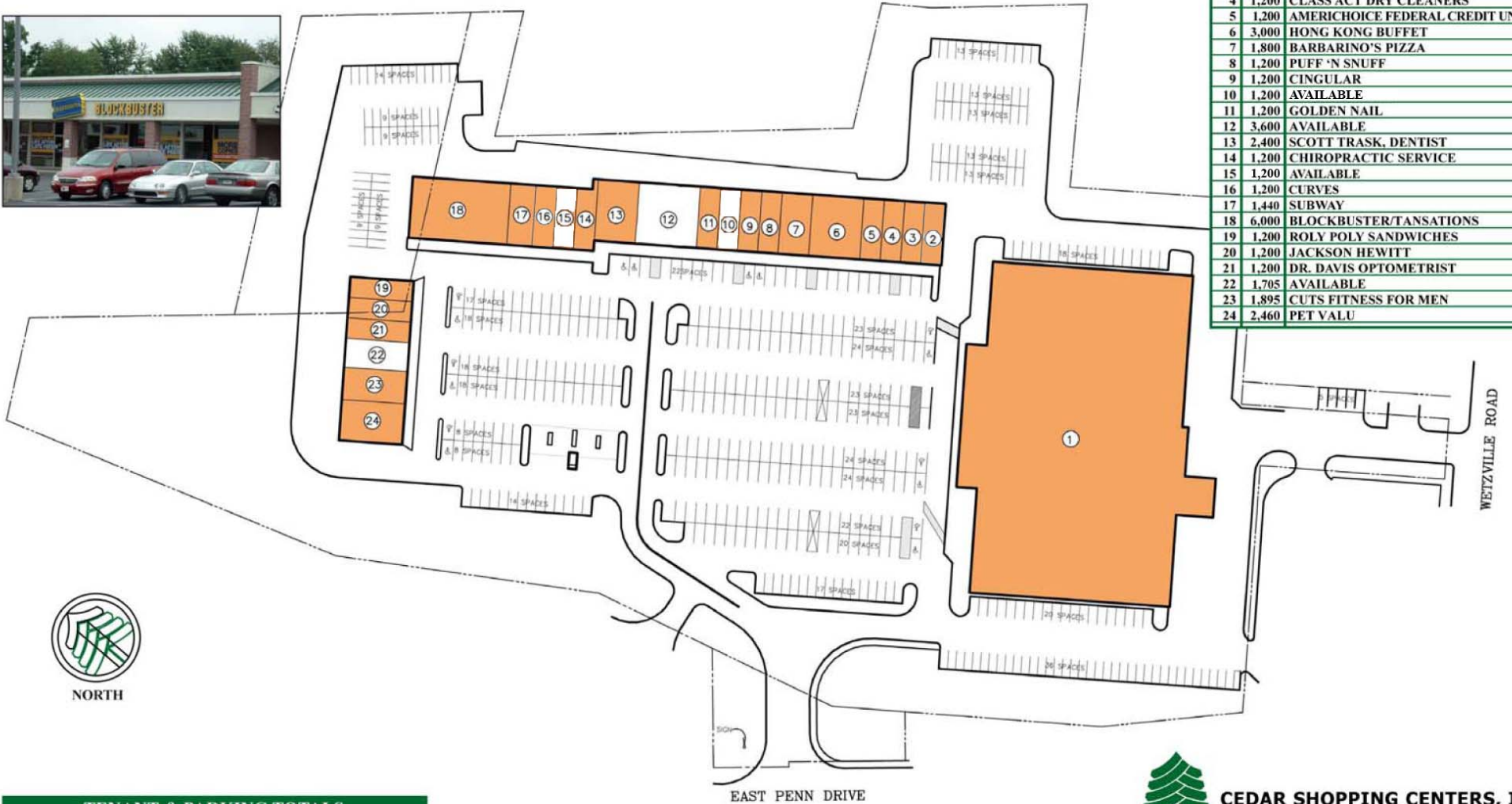
	1 MILE	3 MILE	5 MILE
2005 POPULATION ESTIMATE	7,521	48,578	126,736
2005 HOUSEHOLD ESTIMATE	3,040	19,813	52,734
2005 EST. MEDIAN HH. INCOME	\$54,043	\$55,865	\$50,229

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

**CDR LISTED NYSE** **CEDAR SHOPPING CENTERS, INC.**  
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 Tel: (516) 767-6492 Fax: (516) 767-6497  
 Web: <http://www.cedarshoppingcenters.com/portfolio.htm>

# PENNSBORO COMMONS

## ENOLA, PA



TENANT SPACES		
KEY NO.	SQ. FOOT	TENANT
1	66,224	GIANT
2	1,200	GREAT CLIPS
3	1,200	PAPA JOHN'S PIZZA
4	1,200	CLASS ACT DRY CLEANERS
5	1,200	AMERICHoice FEDERAL CREDIT UNION
6	3,000	HONG KONG BUFFET
7	1,800	BARBARINO'S PIZZA
8	1,200	PUFF 'N SNUFF
9	1,200	CINGULAR
10	1,200	AVAILABLE
11	1,200	GOLDEN NAIL
12	3,600	AVAILABLE
13	2,400	SCOTT TRASK, DENTIST
14	1,200	CHIROPRACTIC SERVICE
15	1,200	AVAILABLE
16	1,200	CURVES
17	1,440	SUBWAY
18	6,000	BLOCKBUSTER/TANSATIONS
19	1,200	ROLY POLY SANDWICHES
20	1,200	JACKSON HEWITT
21	1,200	DR. DAVIS OPTOMETRIST
22	1,705	AVAILABLE
23	1,895	CUTS FITNESS FOR MEN
24	2,460	PET VALU

TENANT & PARKING TOTALS			
	SQ. FOOT	GENERAL PARKING	HCP PARKING
EXISTING RETAIL	105,501	517	16



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