

DEMOGRAPHIC PROFILE



**CEDAR SHOPPING CENTERS, INC.**

	Riverview Plaza 1100-1600 S Christopher Columbus Blvd	1.00 mil radius	3.00mi radius	5.00 mi radius
<b>POPULATION</b>	2000 Total Population	46,110	299,154	745,937
	2000 Group Quarters	165	12,861	32,097
	2006 Total Populations	44,900	294,822	728,913
	2011 Total Population	43,395	291,135	718,087
	2006 - 2011 Annual Rate	-0.43%	-0.25%	-0.3%
<b>HOUSEHOLDS/FAMILIES</b>	2000 Households	19,538	127,920	289,166
	2000 Average Household Size	2.35	2.24	2.47
	2006 Households	19,259	127,934	285,739
	2006 Average Household Size	2.32	2.2	2.44
	2011 Households	18,955	126,933	282,775
	2011 Average Household Size	2.31	2.19	2.42
	2006 - 2011 Annual Rate	-0.32%	-0.16%	-0.21%
	2000 Families	10,678	63,341	162,317
	2000 Average Family Size	3.16	3.29	
	2006 Families	10,244	61,252	156,579
	2006 Average Family Size	3.14	3.14	3.27
	2011 Families	9,804	59,215	151,647
	2011 Average Family Size	3.13	3.14	3.27
2006 - 2011 Annual Rate	-0.87%	-0.67%	-0.64%	
<b>HOUSING UNITS/HOME VALUE</b>	2000 Housing Units	22,235	148,267	338,042
	Owner Occupied Housing Units	53.1%	42.1%	44.7%
	Renter Occupied Housing Units	34.9%	44.1%	40.8%
	Vacant Housing Units	12.0%	13.8%	14.5%
	2006 Housing Units	21,899	147,780	333,274
	Owner Occupied Housing Units	53.8%	42.7%	45.6%
	Renter Occupied Housing Units	34.1%	43.8%	40.1%
	Vacant Housing Units	12.1%	13.4%	14.3%
	2011 Housing Units	21,591	146,768	329,887
	Owner Occupied Housing Units	53.6%	42.2%	45.4%
	Renter Occupied Housing Units	34.1%	44.3%	40.3%
	Vacant Housing Units	12.2%	13.5%	14.3%
	2000 Median Home Value	\$60,745	\$58,522	\$51,688
2006 Median Home Value	\$118,776	\$114,454	\$101,682	
2011 Median Home Value	\$159,054	\$151,098	\$136,533	
<b>INCOME</b>	2000 Median Household Income	\$31,358	\$29,348	\$26,938
	2006 Median Household Income	\$38,886	36,056	\$32,912
	2011 Median Household Income	\$46,497	\$42,679	\$38,576
	2000 Per Capita Income	\$19,025	\$18,992	\$15,467
	2006 Per Capita Income	\$24,386	\$24,234	\$19,569
2011 Per Capita Income	\$30,723	\$30,130	\$23,885	
<b>AGE</b>	2000 Median Age	35.5	33.7	32.1
	2006 Median Age	36.8	34.6	33.0
	2011 Median Age	38.5	36.1	33.9

**RIVERVIEW PLAZA**  
**SO. CHRISTOPHER COLUMBUS BLVD.**  
**PHILADELPHIA, PA**



**DEMOGRAPHIC PROFILE**

	1 MILE	3 MILE	5 MILE
2006 POPULATION ESTIMATE	44,900	294,822	728,913
2006 HOUSEHOLD ESTIMATE	19,259	127,934	285,739
2006 EST. MEDIAN HH. INCOME	\$38,886	\$36,056	\$32,912

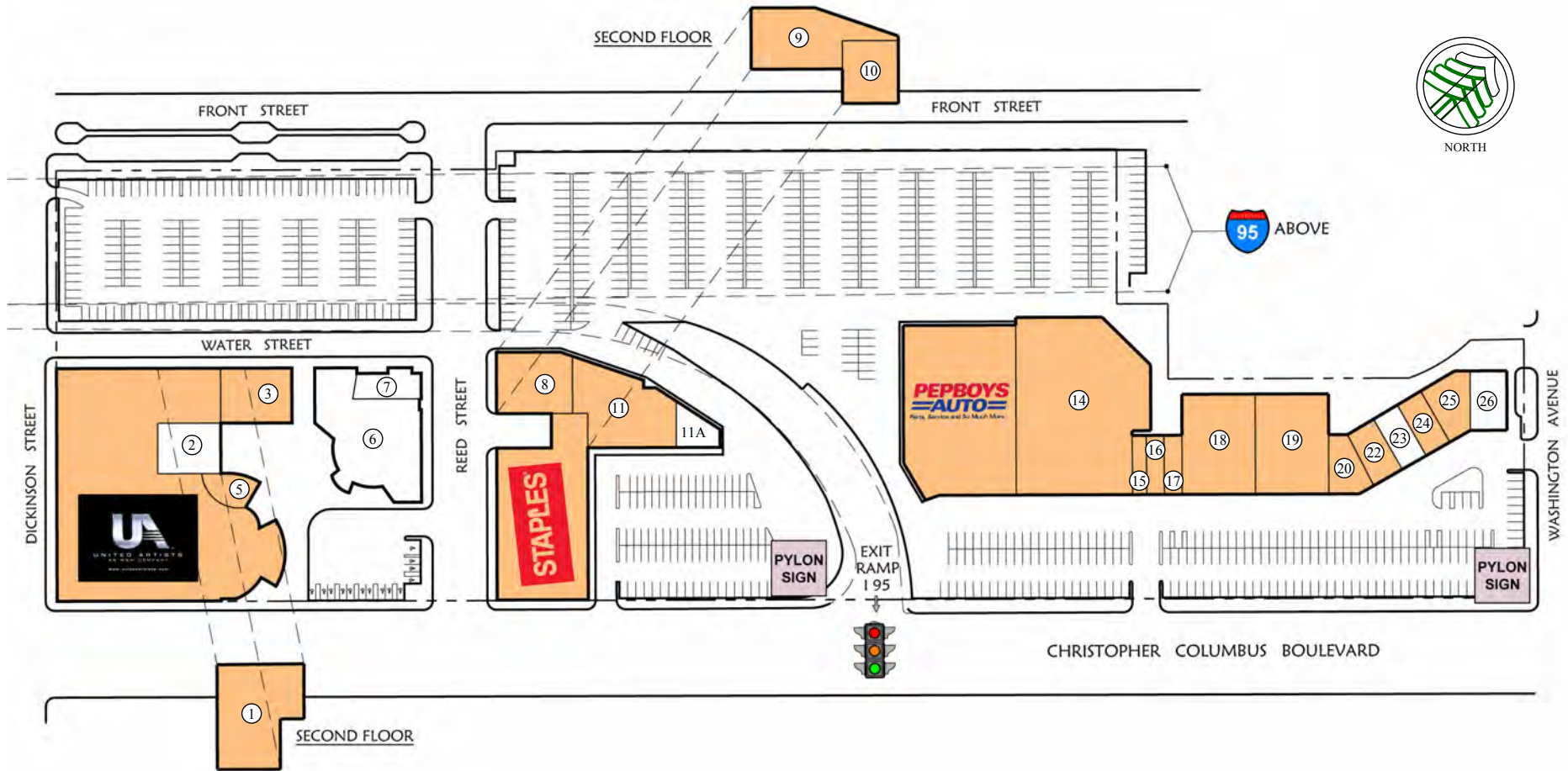
**FOR LEASING INFORMATION**  
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**CDR LISTED NYSE**  **CEDAR SHOPPING CENTERS, INC.**

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 Web: <http://www.cedarshoppingcenters.com/portfolio.htm>

# RIVERVIEW PLAZA

## PHILADELPHIA, PA



### TENANT SPACES

KEY NO.	SQ. FEET	TENANT	KEY NO.	SQ. FEET	TENANT
1	9,500	CALUMET PHOTO (2ND FLOOR)	13	22,000	PEP BOYS
2	3,683	AVAILABLE	14	25,000	AVALON CARPET & TILE
3	4,800	WARMDADDY'S	15	1,300	CRICKET COMMUNICATIONS
4	77,700	UNITED ARTISTS THEATER	16	1,300	GNC
5	1,500	NEW YORK PIZZA	17	1,300	LIGHTEN UP CIGAR SHOP
6	11,000	AVAILABLE	18	8,000	RUBY BUFFET
7	7,300	AVAILABLE	19	9,528	MASQUERADE
8	5,600	NOVACARE	20	2,569	COSMO PROF
9	10,279	MS	22	2,600	VIETNAMESE RESTAURANT
10	4,200	REMAX	23	1,500	AVAILABLE
11	7,000	PERFORMANCE BIKES	24	2,500	HOLLYWOOD TANS
11A	1,667	AVAILABLE	25	2,400	BAGEL STORE
12	18,000	STAPLES	26	2,427	AVAILABLE

### TENANT & PARKING TOTALS

	SQ. FEET	GEN. PRKG.	ADA PRKG.
EXISTING RETAIL	247,072	806	25



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