

SECURITIES AND EXCHANGE COMMISSION

Washington, D.C. 20549

FORM 8-K

CURRENT REPORT

PURSUANT TO SECTION 13 OR 15 (d)

OF THE SECURITIES EXCHANGE ACT OF 1934

Date of Report (date of earliest event reported) September 30, 2003

CEDAR SHOPPING CENTERS, INC.

(Exact name of registrant as specified in its charter)

Maryland

0-14510

42-1241468

(State or other jurisdiction  
of incorporation)

(Commission  
File Number)

(IRS Employer ID  
Number)

44 South Bayles Avenue, Port Washington, New York

11050

(Address of principal executive offices)

(Zip Code)

Registrant's Telephone Number, including area code: (516) 767-6492

(Former name or former address, if changed since last report)

Item 7. Financial Statements and Exhibits.

(c)	Exhibit Number	Description
	99	Press release dated November 13, 2003

Item 9. Regulation FD Disclosure

On November 13, 2003, Cedar Shopping Centers, Inc. issued a press release announcing its operating results for the quarter ended September 30, 2003. A copy of the press release is furnished hereto as Exhibit 99. The information provided in this Current Report on Form 8-K is being furnished pursuant to Item 12, Results of Operations and Financial Condition.

SIGNATURES

Pursuant to the requirements of the Securities Exchange Act of 1934, the Registrant has duly caused this report to be signed on its behalf by the undersigned hereunto duly authorized.

CEDAR SHOPPING CENTERS, INC.

By: /s/ Leo S. Ullman

Name: Leo S. Ullman  
Title: Chairman, President and CEO

Dated: November 13, 2003

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CEDAR SHOPPING CENTERS, INC.  
44 South Bayles Avenue, #304  
Port Washington, New York 11050

Contact: Leo S. Ullman  
President  
(516) 767-6492

FOR IMMEDIATE RELEASE:

CEDAR SHOPPING CENTERS, INC. REPORTS THIRD QUARTER RESULTS

Port Washington, New York - November 13, 2003 - Cedar Shopping Centers, Inc., a real estate investment trust listed on the New York Stock Exchange (symbol: "CDR") (the "Company"), today reported a net loss for the quarter ended September 30, 2003 of \$228,000 (\$0.96 per share) compared to a net loss of \$60,000 (\$0.26 per share) during the corresponding period in 2002. For the nine month period ended September 30, 2003, the Company incurred a net loss of \$467,000 (\$1.78 per share) compared to a net loss of \$320,000 (\$1.39 per share) for the nine month period ended September 30, 2002.

Total revenue for the three month and nine month periods ended September 30, 2003 increased to \$6,671,000 and \$18,094,000 compared to \$3,614,000 and \$8,781,000 for the corresponding periods in 2002.

Total assets of the Company on a consolidated basis as of September 30, 2003 were \$198,707,000 as compared to \$133,138,000 as of December 31, 2002.

Total shareholders' equity in the Company, plus the limited partner's 70% interest in the equity of the Operating Partnership; plus minority interests, were \$32,033,000 as of September 30, 2003 compared to \$24,372,000 as of December 31, 2002.

The increases in assets and revenues were attributable primarily to the Company's acquisition activities.

The net losses were primarily attributable to increases in interest expense and increased administrative, legal and accounting fees.

Management also expects increased losses in the fourth quarter as a result of certain one time charges for debt restructuring and the merger of the management companies.

Management contemplates further growth in assets and revenues as a result of additional acquisitions, including certain properties acquired or expected to be acquired subsequent to the public offering as described in the Prospectus (Form S-11).

Cedar Shopping Centers, Inc., with headquarters in Port Washington, New York, is a fully integrated, self-administered and self-managed real estate investment trust listed on the New York Stock Exchange. Its investments are focused primarily in multi-tenant supermarket-anchored shopping centers in eastern Pennsylvania, southern New Jersey and Connecticut.