

Fields Corner

Main Streets Profile

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Planning Department
RESEARCH DIVISION

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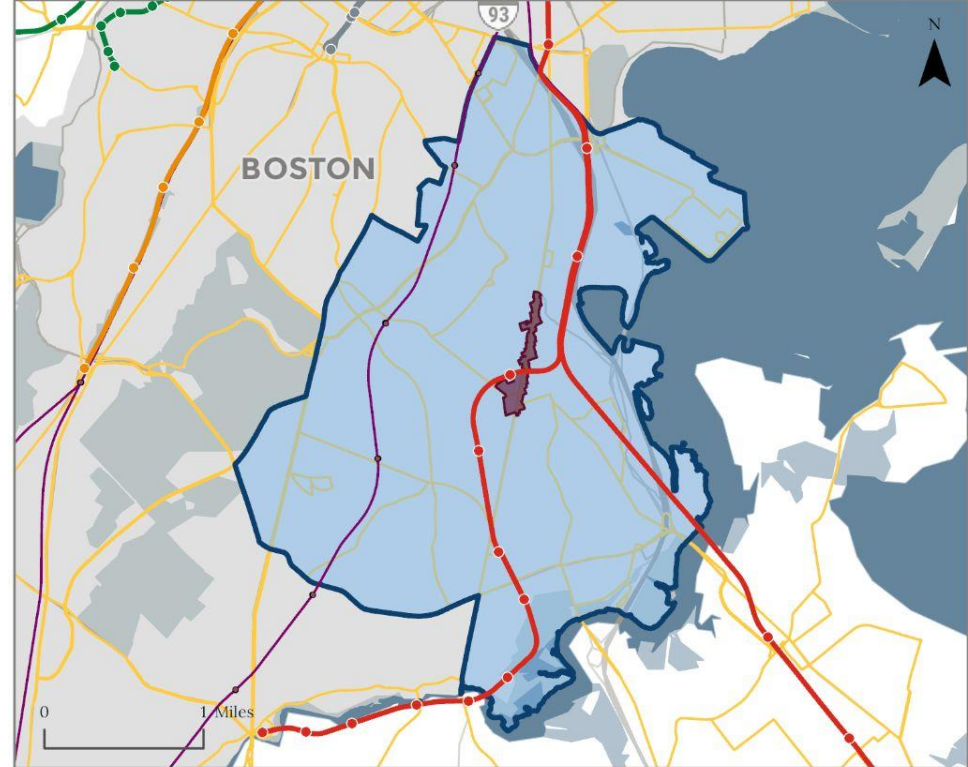
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The following presentation is the work of the **City of Boston Planning Department Research Division**.

Use of our work **requires** the inclusion of the following citation: "City of Boston Planning Department Research Division Analysis."

Dorchester is a diverse, family-oriented neighborhood with predominantly renter-occupied housing

- 34% Black/African American
- 20% Hispanic
- 32% Foreign Born
- 17% are enrolled in grade school
- 61% are family households
- 62% housing are renter occupied
- 73% of households own a vehicle



Source: City of Boston Planning Department Research Division Analysis.

City of Boston

Fields Corner Main Streets is mostly commercial, with some mixed use, residential and tax exempt land, with Doherty-Gibson Playground situated at the southern end of the district

LAND USE CATEGORY	# PARCELS	SHARE
Commercial	62	54.9%
Industrial	0	0.0%
Mixed Use	21	18.6%
Residential	19	16.8%
Tax Exempt	11	9.7%

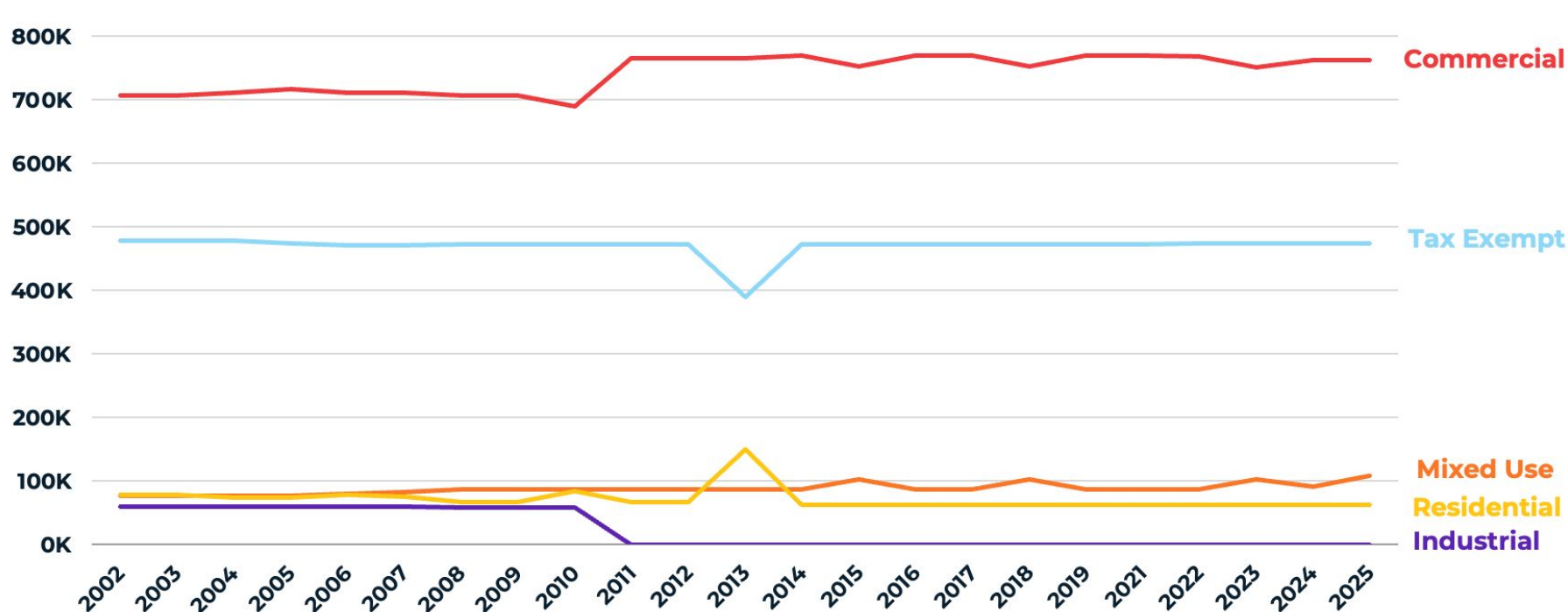


- Fields Corner Main Street District
- Commercial
- Industrial
- Mixed Use
- Residential
- Tax Exempt
- Open Space

Source: City of Boston Assessing Department FY 2025, City of Boston Planning Department Research Division Analysis.

Land use has remained consistent over time, with industrial land use declining slightly while commercial and mixed use have increased slightly

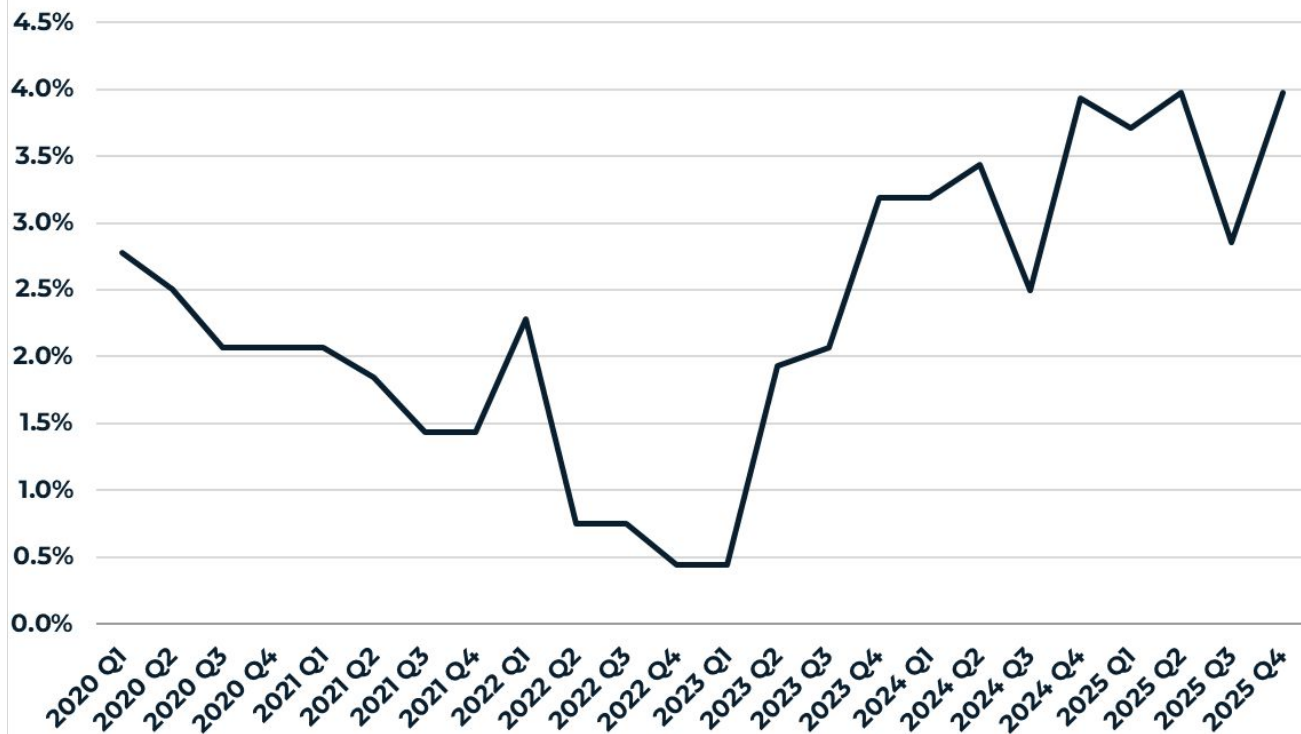
Square Feet of Parcel Land Area by Category in Fields Corner Main Streets District by Fiscal Year, 2002-2025



Source: City of Boston Assessing Department FY2002-FY2005, City of Boston Planning Department Research Division Analysis

Despite fluctuations, retail vacancy has remained low since 2020

Retail Vacancy Rates in Fields Corner Main Streets District, 2020-2025



Whilst retail vacancy is currently at a 5 year peak, it still remains low, under 4%

Source: CoStar Real Estate Analytics, City of Boston Planning Department Research Division Analysis

Fields Corner Main Streets is home to 225 businesses & institutions

Top business sectors include:

- Retail Trade
- Accommodation and Food Services
- Health Care and Social Assistance

Major businesses include:

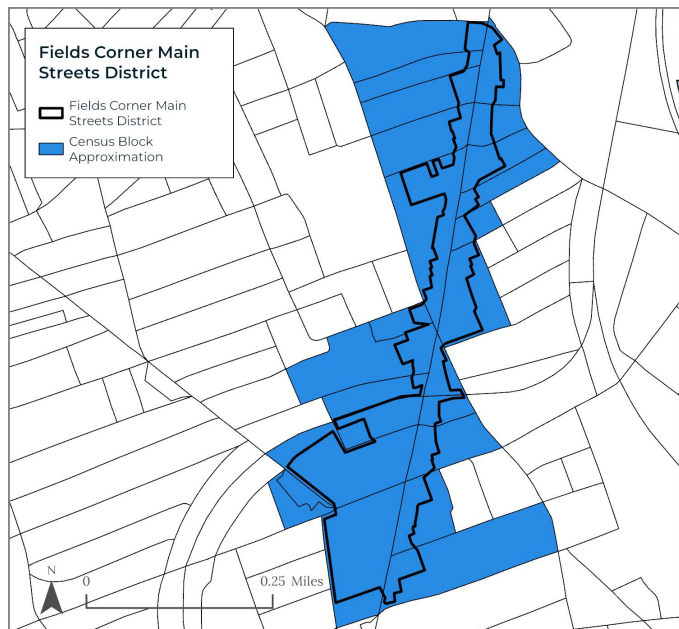
- Dothouse Health
- Target
- Price Rite of Dorchester

SECTOR	ESTABLISHMENT SHARE
Retail trade	19.1%
Accommodation and food services	18.7%
Health care and social assistance	13.3%
Other services (except public administration)	11.6%
Professional, scientific, and technical services	8.4%
Finance and insurance	8.0%
Information	4.9%
Real estate and rental and leasing	3.1%
Construction	2.2%
Educational services	2.2%
Wholesale trade	2.2%
Transportation and warehousing	1.8%
Administrative and support and waste management and remediation services	1.8%
Arts, entertainment, and recreation	0.9%
Public administration	0.9%
Manufacturing	0.9%

Source: City of Boston Planning Department Research Division Business Database (Data Axle, Yelp, Bing, Yellow Pages, Boston Licensing Board), July 2025, Planning Department Research Division Analysis

~1,993 payroll jobs are within the Census block approximation of Fields Corner Main Streets District

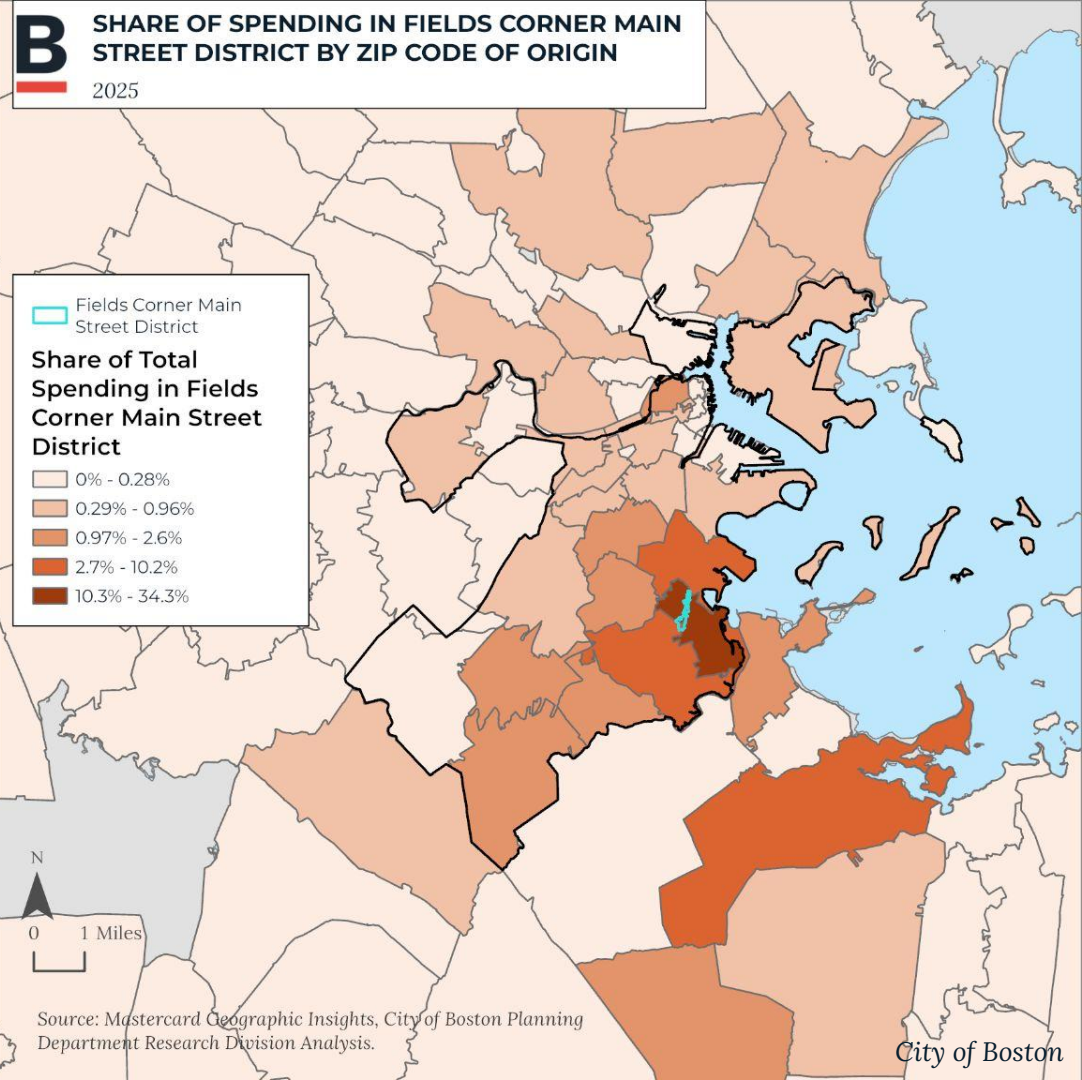
Fields Corner Main Streets payroll employment is concentrated in Health Care and Social Assistance, Retail Trade, and Accommodation and Food Services



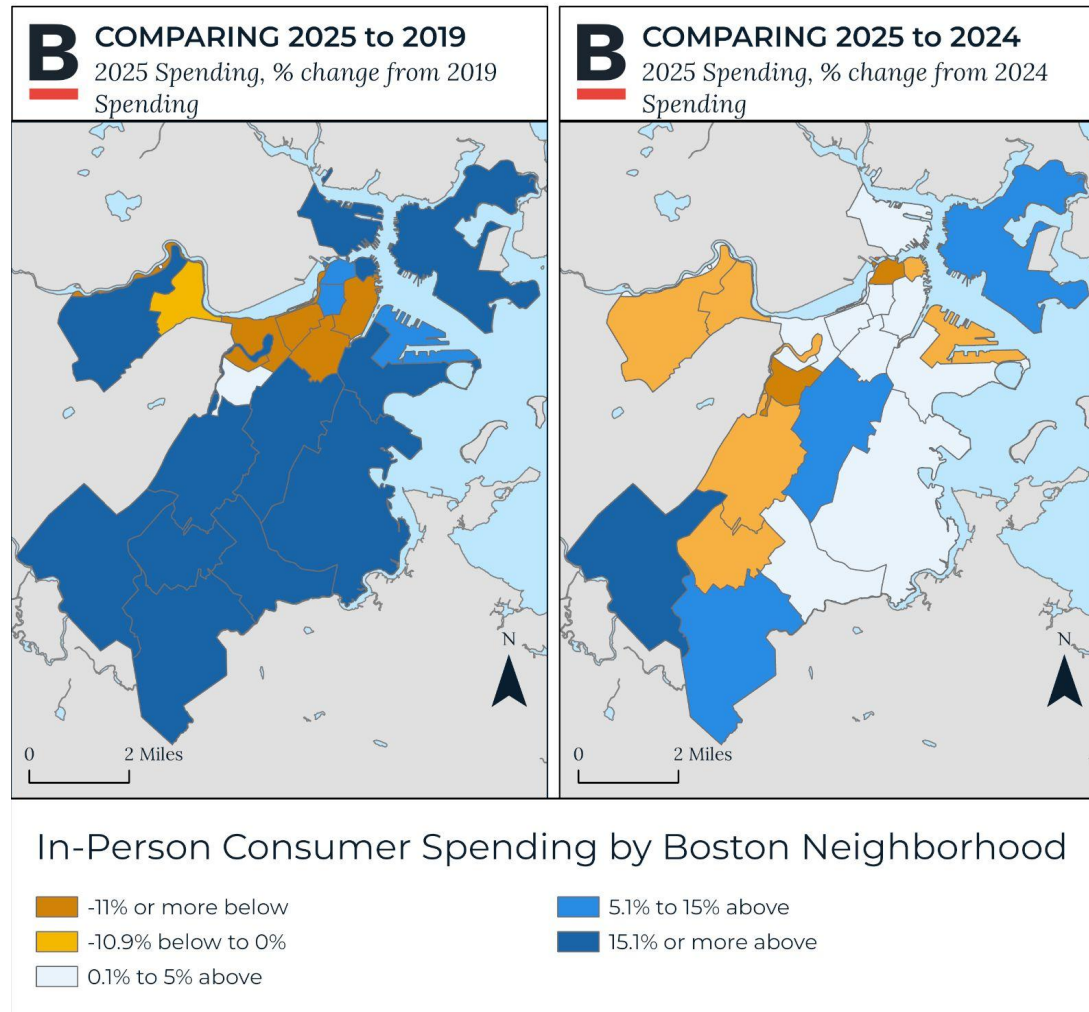
SECTOR	PAYROLL JOBS (2023)	SHARE OF PAYROLL JOBS
Health Care and Social Assistance	603	30.3%
Retail Trade	405	20.3%
Accommodation and Food Services	214	10.7%
Other Services (excluding Public Administration)	147	7.4%
Administration & Support, Waste Management and Remediation	140	7.0%
Construction	137	6.9%
Educational Services	123	6.2%
Professional, Scientific, and Technical Services	66	3.3%
Finance and Insurance	64	3.2%
Information	34	1.7%
Wholesale Trade	23	1.2%
Real Estate and Rental and Leasing	14	0.7%
Manufacturing	7	0.4%
Transportation and Warehousing	8	0.4%
Arts, Entertainment, and Recreation	7	0.4%
Management of Companies and Enterprises	1	0.1%

Source: OnTheMap 2023 payroll jobs, City of Boston Planning Department Research Division Analysis.

50.3% of spending in the Fields Corner Main Streets District originates in Dorchester while 33% comes from outside the city



In 2025, consumer spending in Dorchester was 4.1% above 2024 levels and 18% above 2019 levels when adjusted for inflation.



Source: Mastercard Geographic Insights, City of Boston Planning Department Research Division Analysis.

Consumer spending in Fields Corner Main Streets has surged since 2024, fluctuating between 50% and 80% above pre-COVID levels since May

Total In-Person Consumer Spending in Fields Corner Main Streets District, Jan 2021 - Dec 2025, Percentage Change from Same Month in 2019



In-person consumer spending remained relatively stable, fluctuating between 10% and 30% above pre-COVID levels from 2021 to early 2024. However, beginning in May 2024, it saw a sharp increase to 60% and has consistently held at that elevated level since.

Source: Mastercard Geographic Insights, City of Boston Planning Department Research Division Analysis.

Note: Fields Corner Main Streets District is approximated using 2010 block groups. Spending data are adjusted for inflation.

Consumer spending transaction counts remained steady through 2024 before surging sharply to 80% above 2019 levels in May 2024

Total In-Person Transaction Counts in Fields Corner Main Streets District, Jan 2021 - Dec 2025, Percentage Change from Same Month in 2019



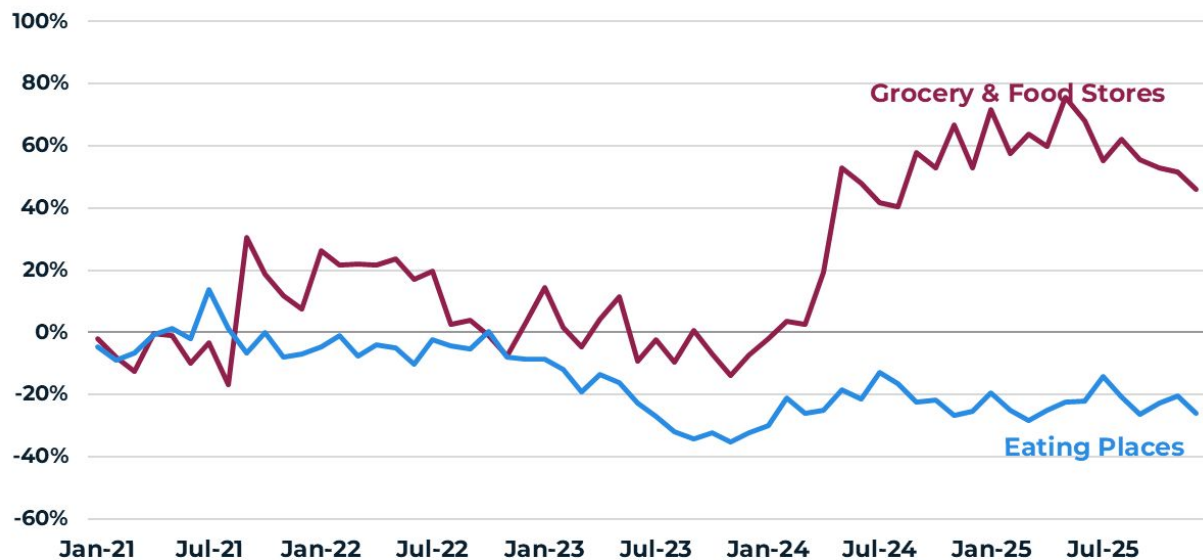
In-person transaction counts increased exponentially in May 2024, reaching its peak at 77% above 2019 levels in January 2025.

Source: Mastercard Geographic Insights, City of Boston Planning Department Research Division Analysis.

Note: Fields Corner Main Streets District is approximated using 2010 block groups.

While restaurant spending has stalled, grocery spending increased in Fields Corner Main Streets

Consumer Spending in Fields Corner Main Streets District by Sector, Jan 2021 - Dec 2025,
Percentage Change from Same Month in 2019



Grocery spending rose to 53% above pre-COVID levels in May 2024 and continued to climb steadily throughout 2025.

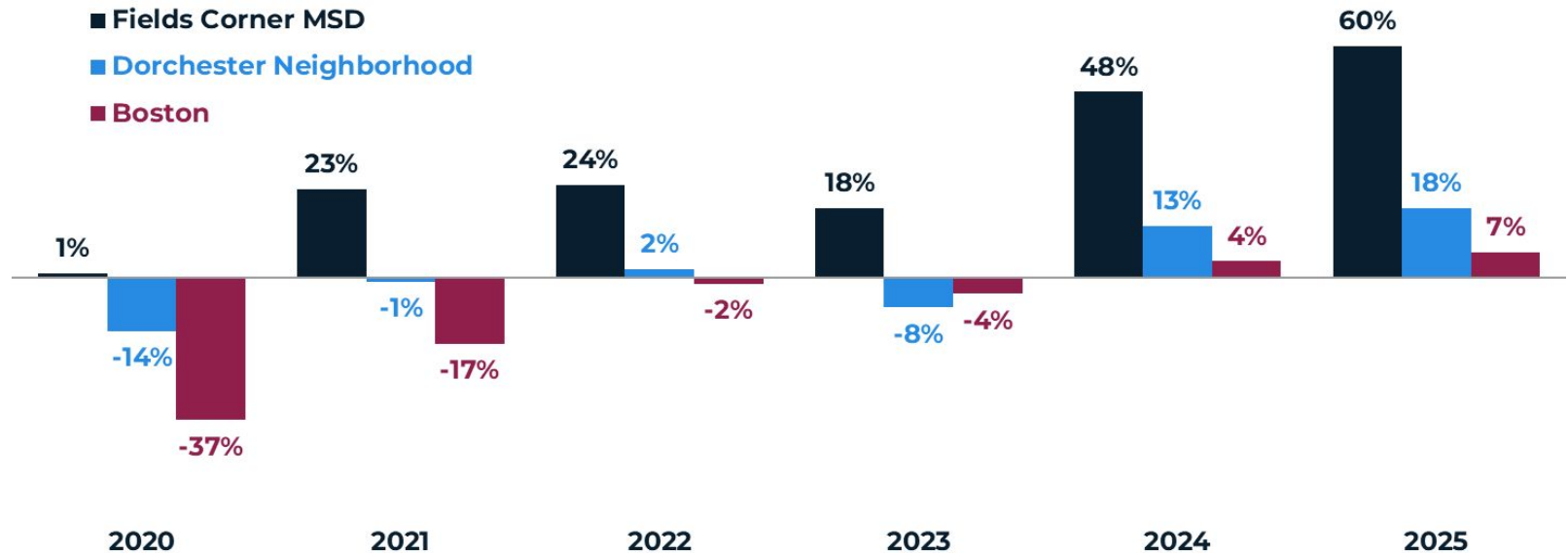
Restaurant spending remained lower, consistently hovering around 20% below 2019 levels during the same period.

Source: Mastercard Geographic Insights, City of Boston Planning Department Main Street District

Note: Fields Corner Main Streets District is approximated using 2010 block groups. Spending data are adjusted for inflation.

Fields Corner Main Street in-person consumer spending consistently remained above 2019 levels since 2020

Total In-Person Consumer Spending, Percentage Change from 2019



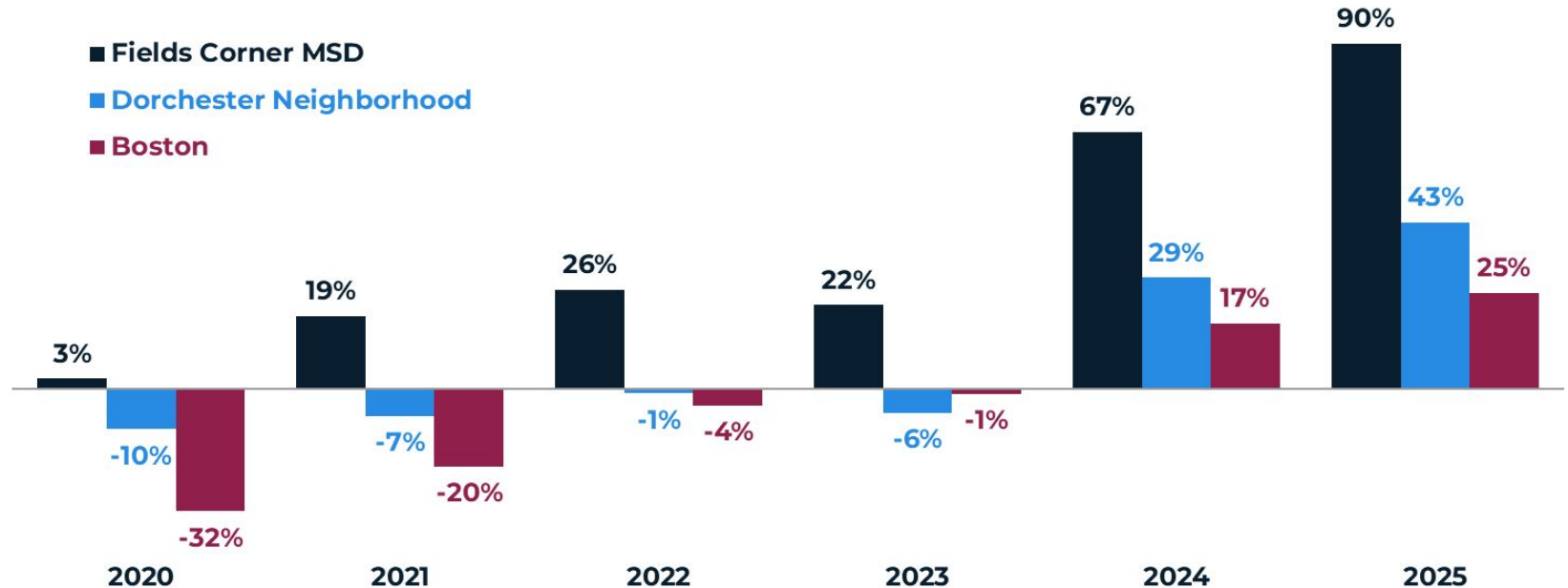
Source: Mastercard Geographic Insights, City of Boston Planning Department Main Street District

Note: Fields Corner Main Streets District is approximated using 2010 block groups. Spending data reflect credit card transactions and is adjusted for inflation.

Total consumer spending includes: Eating Places, Grocery and Food Stores, Cosmetics and Beauty Services, Jewelry and Giftware, Bars/Taverns/Nightclubs, Department and General Merchandise, Apparel, Accommodations, Art/Entertainment/Recreation, Professional Scientific and Technical Services, Motor Vehicles excluding Fuel, Automobile Fuel

Fields Corner Main Streets transaction counts almost doubled 2019 levels in 2025

Total In-Person Transaction Counts, Percentage Change from 2019

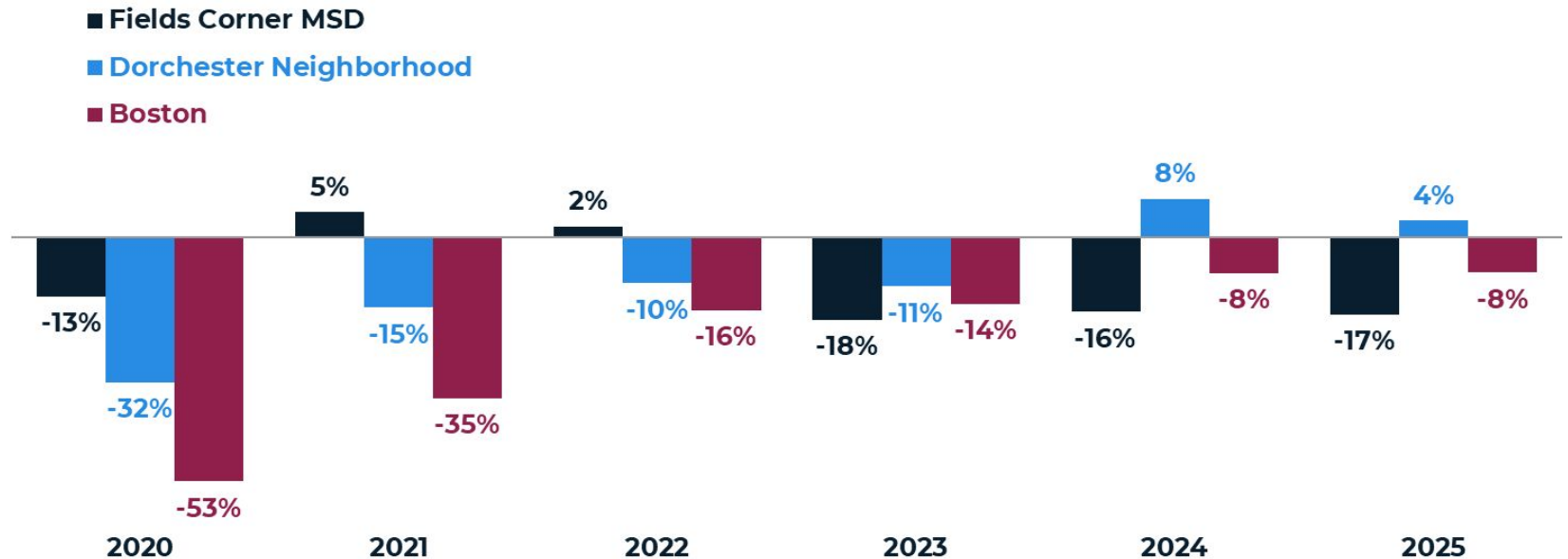


Source: Mastercard Geographic Insights, City of Boston Planning Department Main Street District

Note: Fields Corner Main Streets District is approximated using 2010 block groups. Spending data reflect credit card transactions.

Fields Corner Main Streets spending at restaurants remained 17% below 2019 levels in 2025.

Total Restaurant In-Person Consumer Spending, Percentage Change from 2019

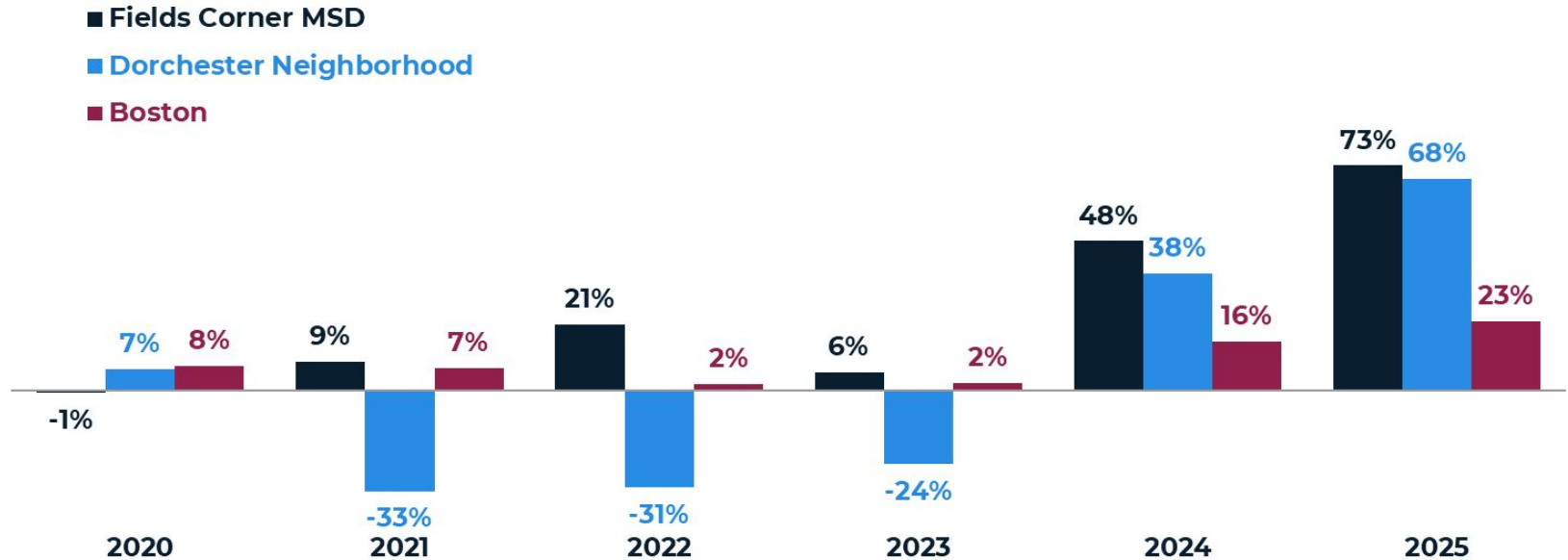


Source: Mastercard Geographic Insights, City of Boston Planning Department Main Street District

Note: Fields Corner Main Streets District is approximated using 2010 block groups. Spending data reflect credit card transactions and is adjusted for inflation.

Fields Corner Main Streets in-person spending on groceries reached 73% above 2019 levels in 2025

Total Grocery In-Person Consumer Spending, Percentage Change from 2019

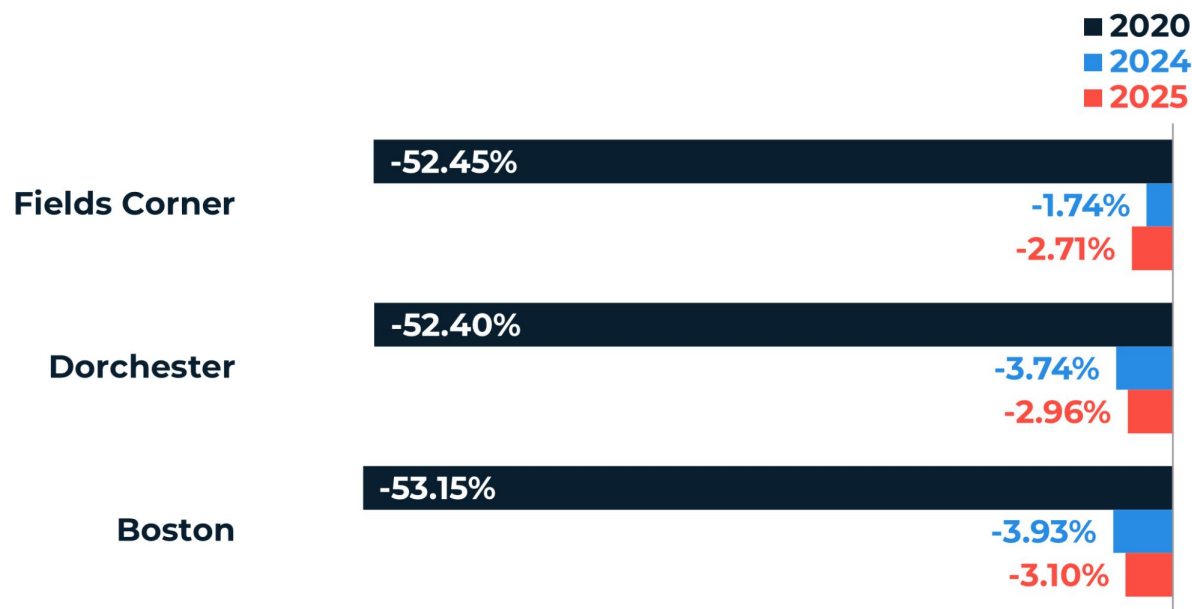


Source: Mastercard Geographic Insights, City of Boston Planning Department Main Street District

Note: Fields Corner Main Streets District is approximated using 2010 block groups. Spending data reflect credit card transactions and is adjusted for inflation.

While visits to Fields Corner in 2025 nearly recovered to pre- pandemic levels, they decreased slightly relative to 2024

Annual Visits* to Fields Corner Main Street, Dorchester Neighborhood, and Boston Compared to Visits in 2019



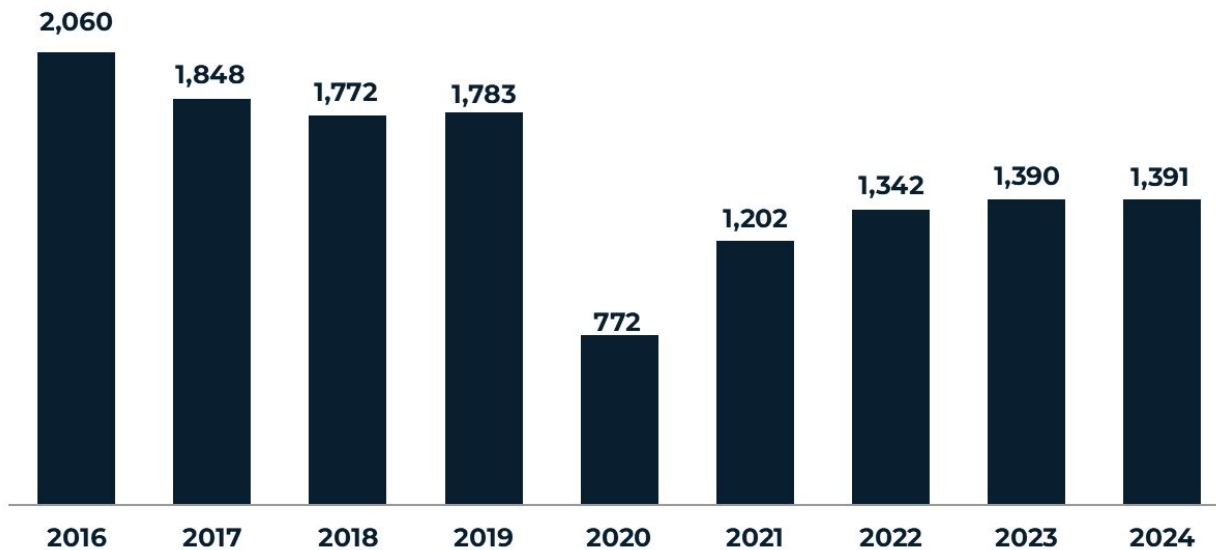
In 2020, visits to **Fields Corner Main Street** were 52.45% lower than in the pre-pandemic year, 2019.

By 2025, visits to **Fields Corner Main Street** recovered to just 2.71% below 2019 levels.

*Visits are defined as crossings from outside to inside geography boundaries. Event-related visitation peaks are not included. Source: Citydata.ai, City of Boston Planning Department Research Division Analysis.

Bus ridership in Fields Corner Main Streets has rebounded steadily since its 2020 low but remains below 2019 levels

Average Weekday Boardings at bus stops in Fields Corner Main Streets District during the Fall seasons



There were **1,391** average weekday boardings in the **Fields Corner Main Streets District** in Fall 2024, which is **78%** of Fall 2019 levels.

Source: MBTA, Blue Book Open Data Portal, Bus Ridership By Trip, City of Boston Planning Department Research Division Analysis. Bus boardings are recorded using Automated Passenger Counters (APC) installed on Buses