

Four Corners

Main Streets Profile

March 2026



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Planning Department
RESEARCH DIVISION

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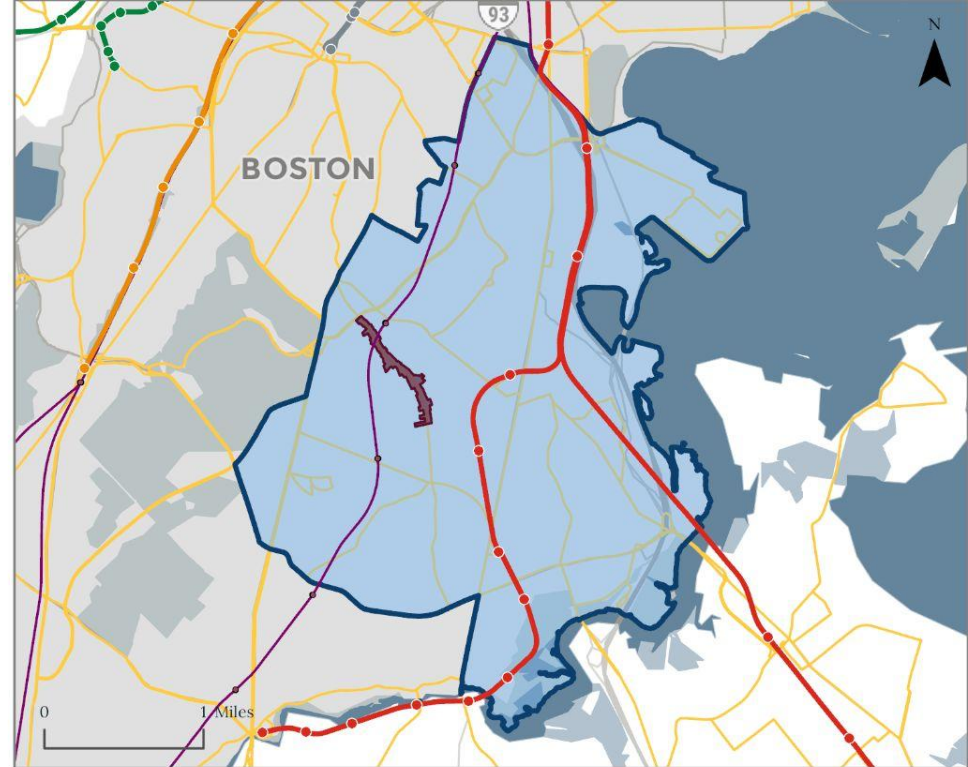
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The following presentation is the work of the **City of Boston Planning Department Research Division**.

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

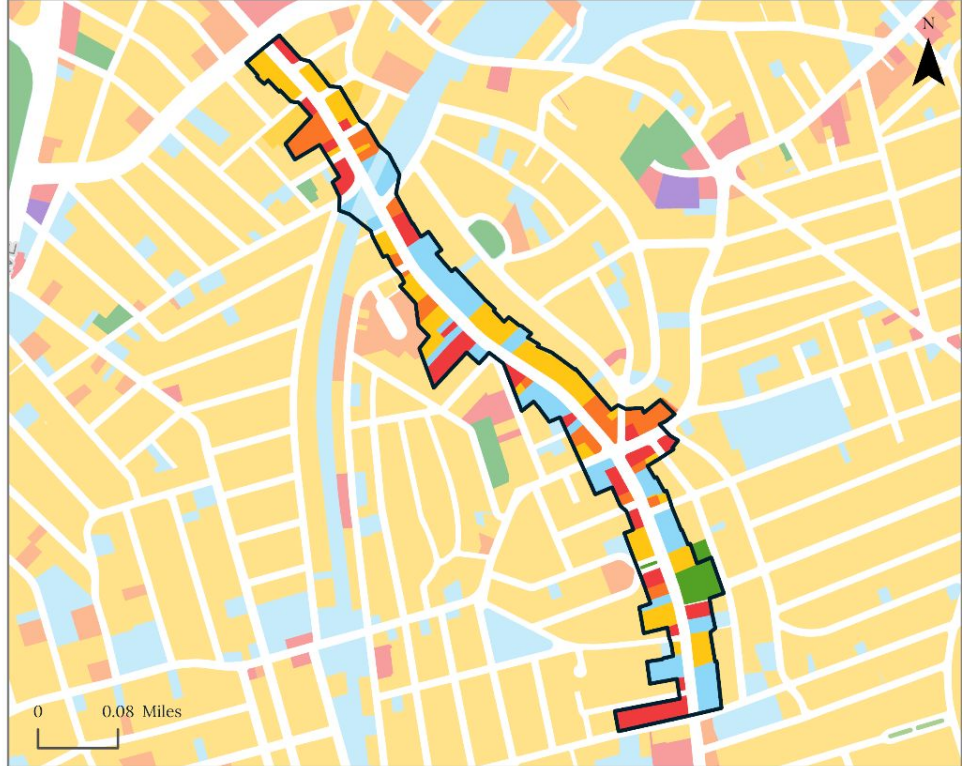


Source: City of Boston Planning Department Research Division Analysis.

City of Boston

Four Corners Main Streets features a balanced mix of land uses, with nearly half of parcels used for residential, and nearly a quarter designated as tax exempt, and some commercial and mixed uses

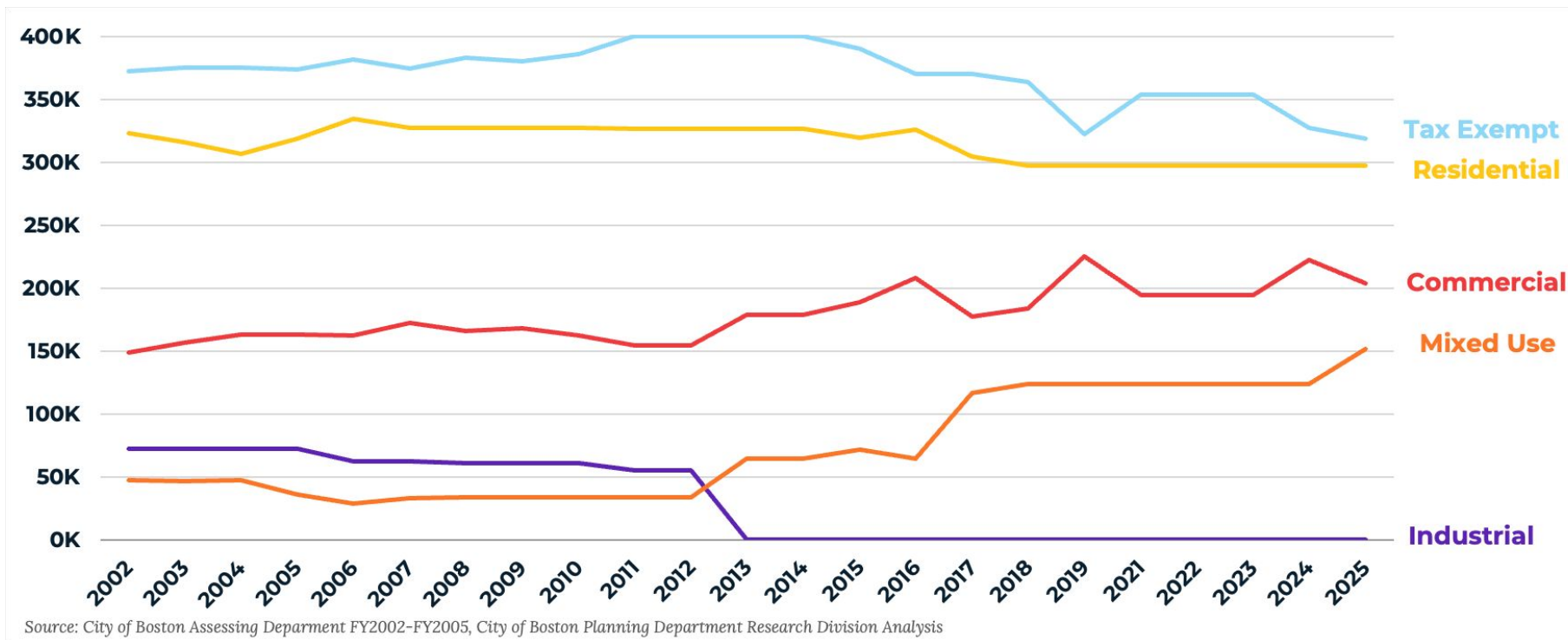
LAND USE CATEGORY	# PARCELS	SHARE
Commercial	28	18.9%
Industrial	0	0.0%
Mixed Use	20	13.5%
Residential	64	43.2%
Tax Exempt	36	24.3%



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

Tax exempt and industrial land uses have decreased over time while commercial and mixed use have increased significantly

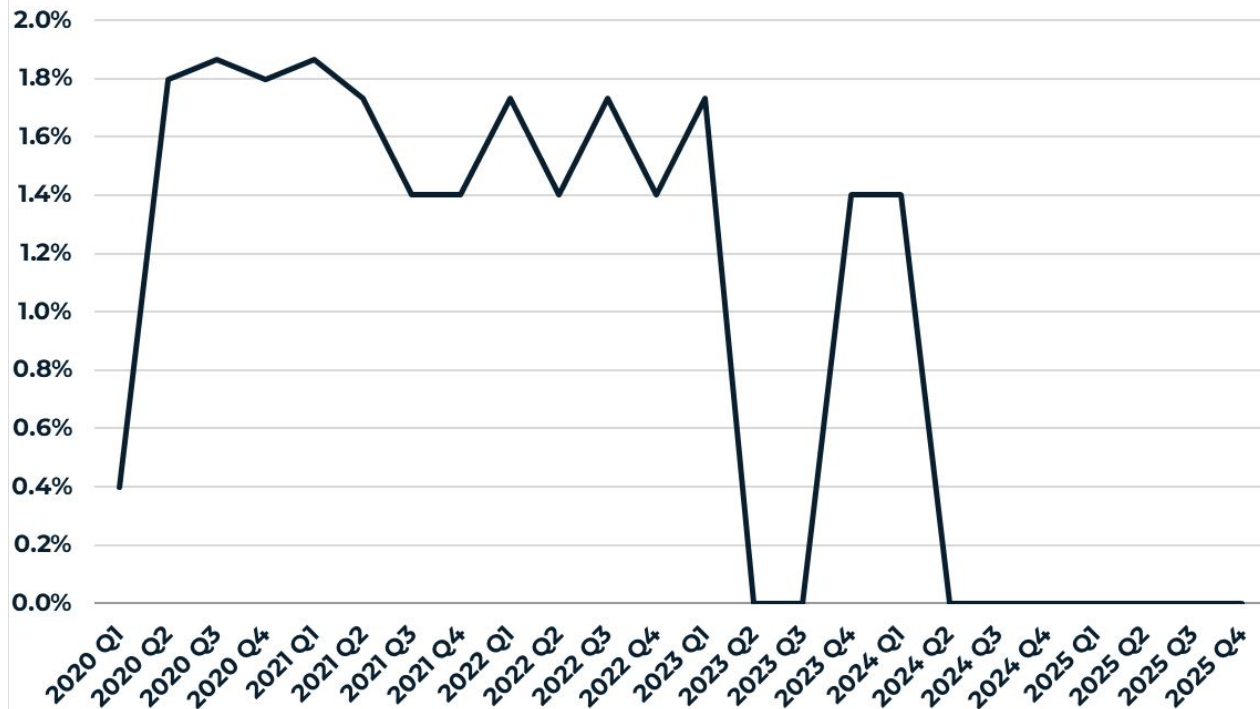
Square Feet of Parcel Land Area by Category in Four Corners Main Streets District by Fiscal Year, 2002-2025



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

Despite some fluctuations, retail vacancy has remained low since 2020

Retail Vacancy Rates in Four Corners Main Streets District, 2020-2025



Retail vacancy is currently at **0%** and has not gone above **1.9%** in 5 years

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

Four Corners Main Streets is home to 85 businesses & institutions

Top business sectors include:

- “Other Services” such as personal care and repair/maintenance services
- Accommodation and Food Services
- Retail Trade

Major businesses include:

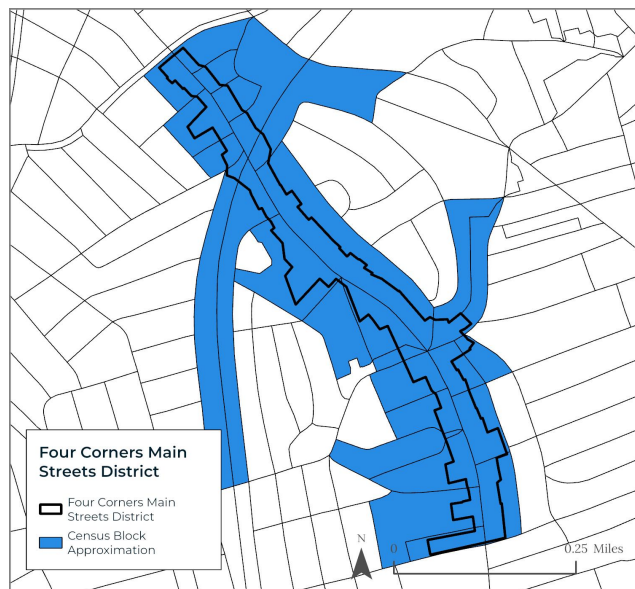
- CVS Pharmacy
- Greenwood Shalom After School
- Healthworks Fitness

SECTOR	ESTABLISHMENT SHARE
Other services (except public administration)	30.6%
Accommodation and food services	17.6%
Retail trade	14.1%
Health care and social assistance	5.9%
Information	5.9%
Construction	4.7%
Professional, scientific, and technical services	4.7%
Educational services	4.7%
Arts, entertainment, and recreation	2.4%
Administrative and support and waste management and remediation services	2.4%
Wholesale trade	2.4%
Manufacturing	1.2%
Transportation and warehousing	1.2%
Real estate and rental and leasing	1.2%
Finance and insurance	1.2%

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

~618 payroll jobs are within the Census block approximation of Four Corners Main Streets District

Four Corners Main Streets payroll employment is concentrated in Administration & Support, Waste Management and Remediation, Retail Trade, and Health Care and Social Assistance

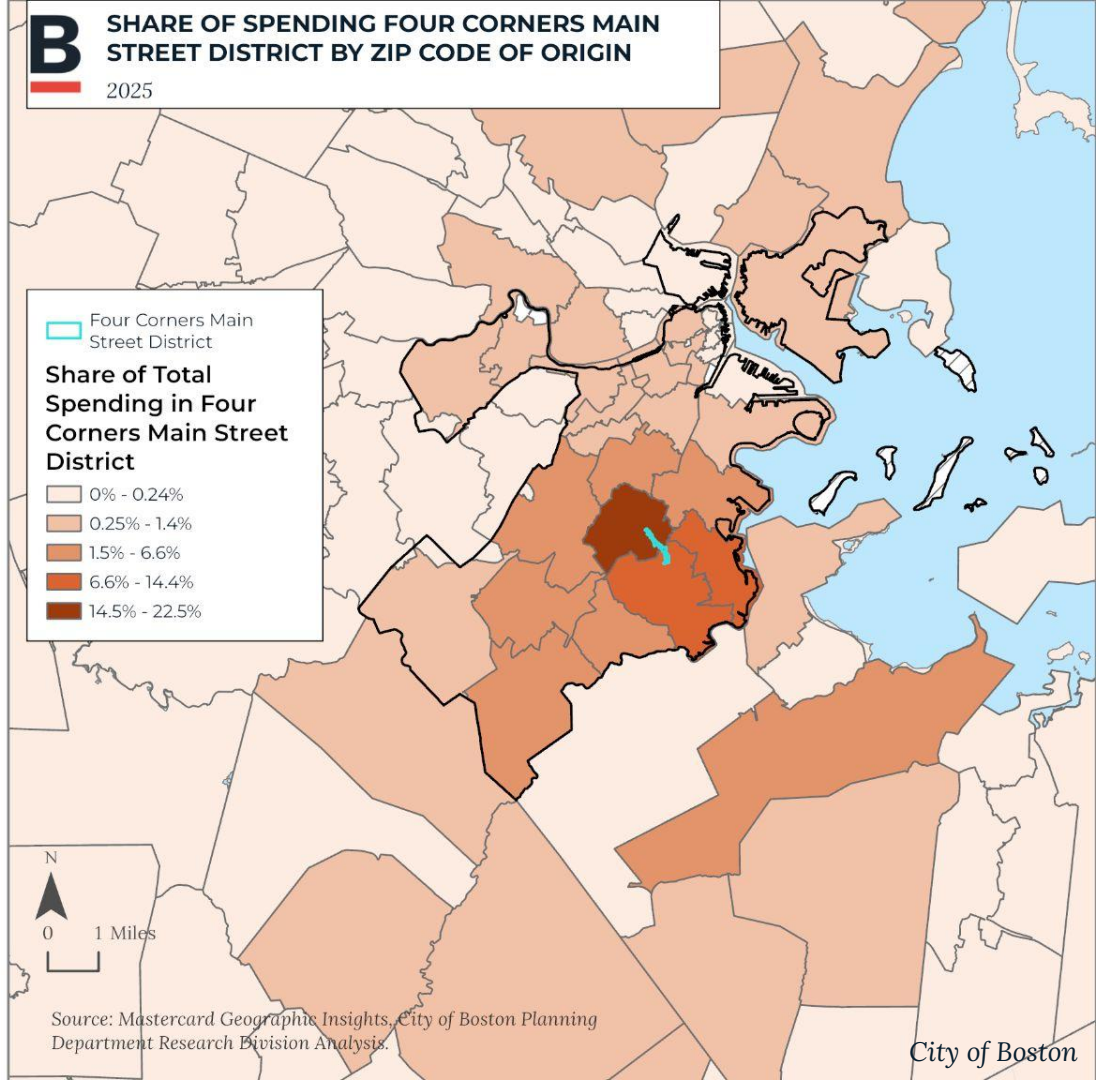


SECTOR	PAYROLL JOBS (2023)	SHARE OF PAYROLL JOBS
Administration & Support, Waste Management and Remediation	321	51.9%
Retail Trade	116	18.8%
Health Care and Social Assistance	102	16.5%
Other Services (excluding Public Administration)	27	4.4%
Accommodation and Food Services	22	3.6%
Arts, Entertainment, and Recreation	14	2.3%
Construction	8	1.3%
Information	4	0.6%
Wholesale Trade	2	0.3%
Finance and Insurance	1	0.2%
Educational Services	1	0.2%

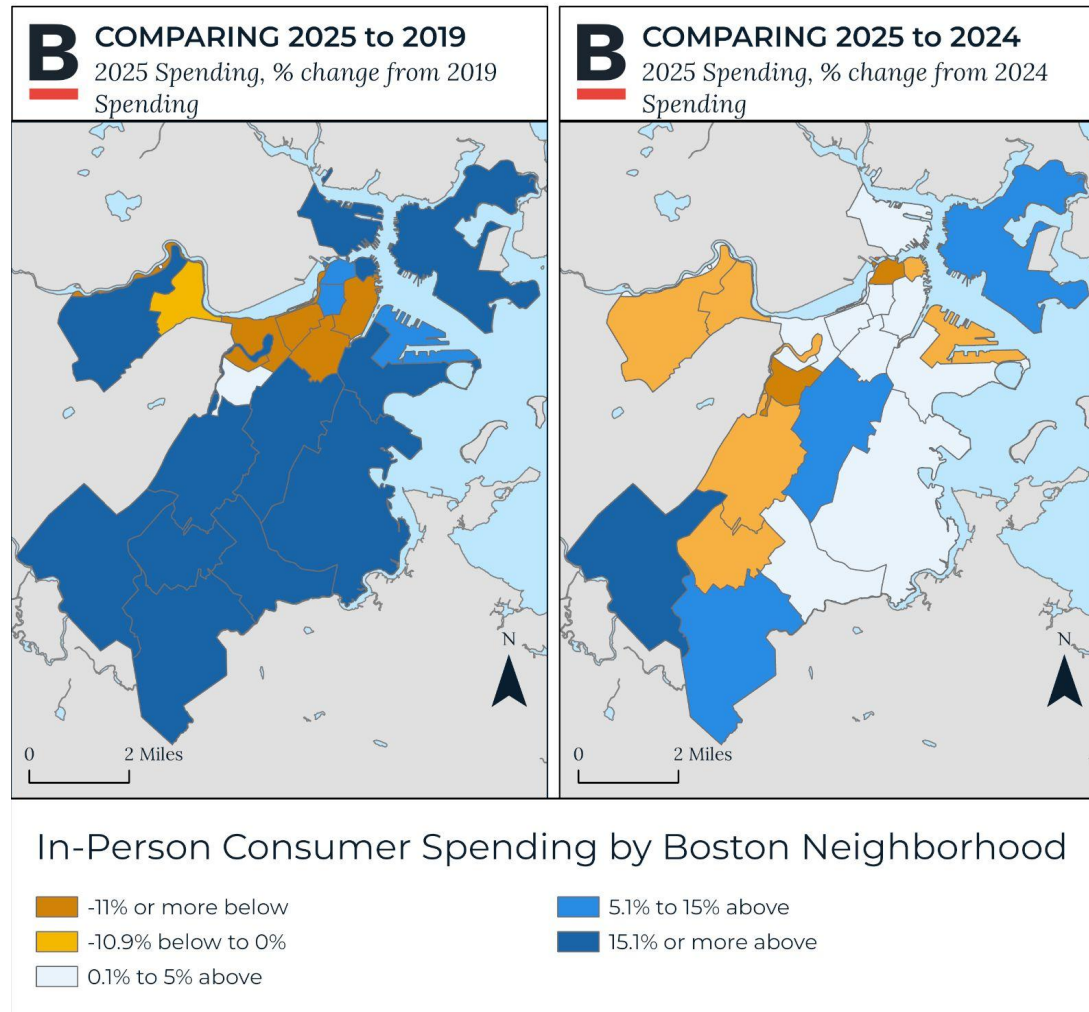
Source: OnTheMap 2023 payroll jobs, City of Boston Planning Department Research Division Analysis.

**~30% of spending in the
Four Corners Main Streets
District originates from
Dorchester**

**Around 26% of spending
comes from Roxbury**



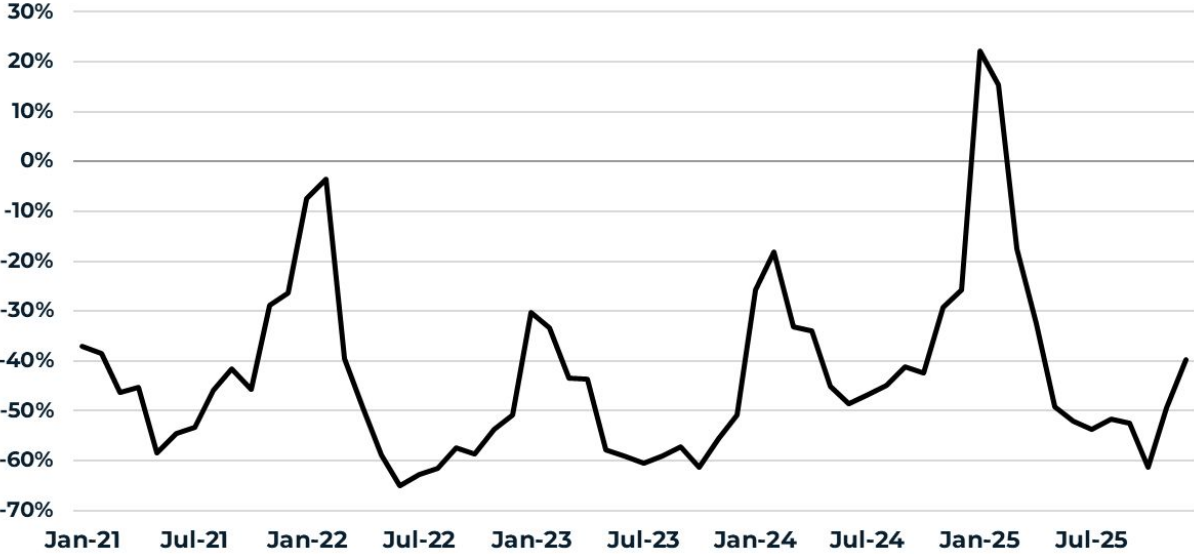
In 2025, consumer spending in Dorchester was 4.1% above 2024 levels and 18% above 2019 levels when adjusted for inflation.



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

Consumer spending in Four Corners Main Streets continue to be remained below 2019 levels

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



In-person consumer spending fluctuated throughout the years, however, spending only surpassed 2019 levels in January and February of 2025.

Source: Mastercard Geographic Insights, City of Boston Planning Department Research Division Analysis.
Note: Four Corners Main Streets District is approximated using 2010 block groups. Spending data is adjusted for inflation

Consumer spending transaction counts remained steady through 2024 before surging sharply in January 2024

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



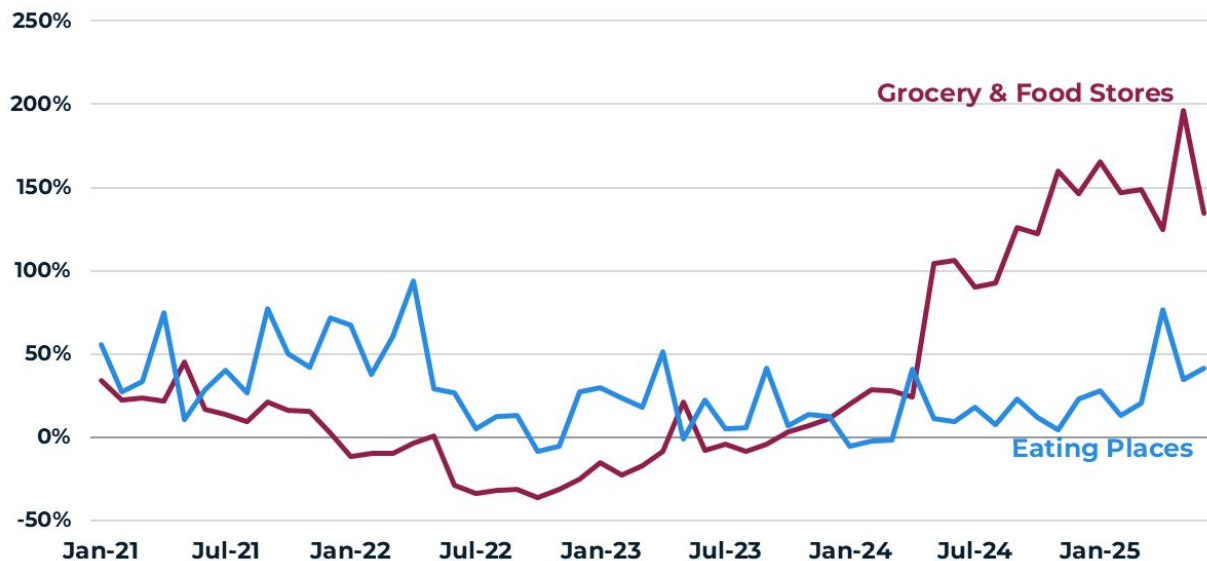
In-person transaction counts increased exponentially in January 2024, reaching its peak at 97% above 2019 levels in January 2025.

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

Note: Four Corners Main Streets District is approximated using 2010 block groups.

While restaurant spending has slowly decreased, grocery spending showed increasing trend and surging in May 2024

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



Grocery spending rose to 101% above pre-COVID levels in May 2024 and continued to climb steadily throughout 2025.

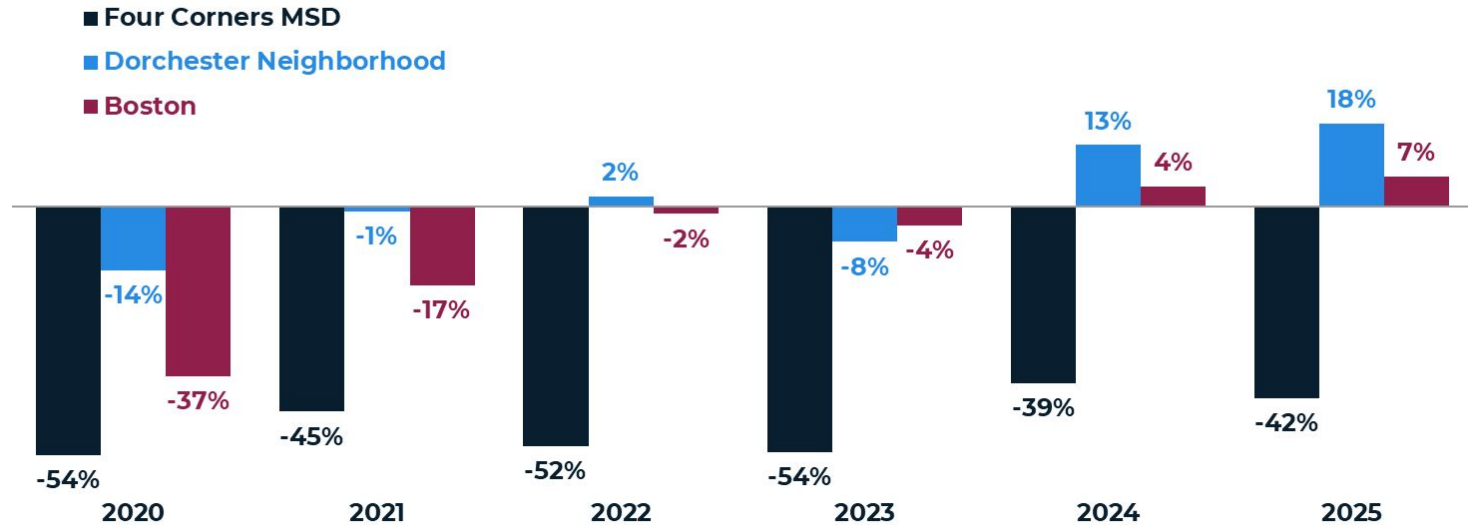
Restaurant spending slowly decreased, only reaching a peak of 76% above 2019 levels in April 2025.

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

Note: Four Corners Main Streets District is approximated using 2010 block groups. Spending data is adjusted for inflation.

Four Corners Main Streets has showed in-person consumer spending below 2019 levels between 2020–2025.

Total In-Person Consumer Spending, Percentage Change from 2019



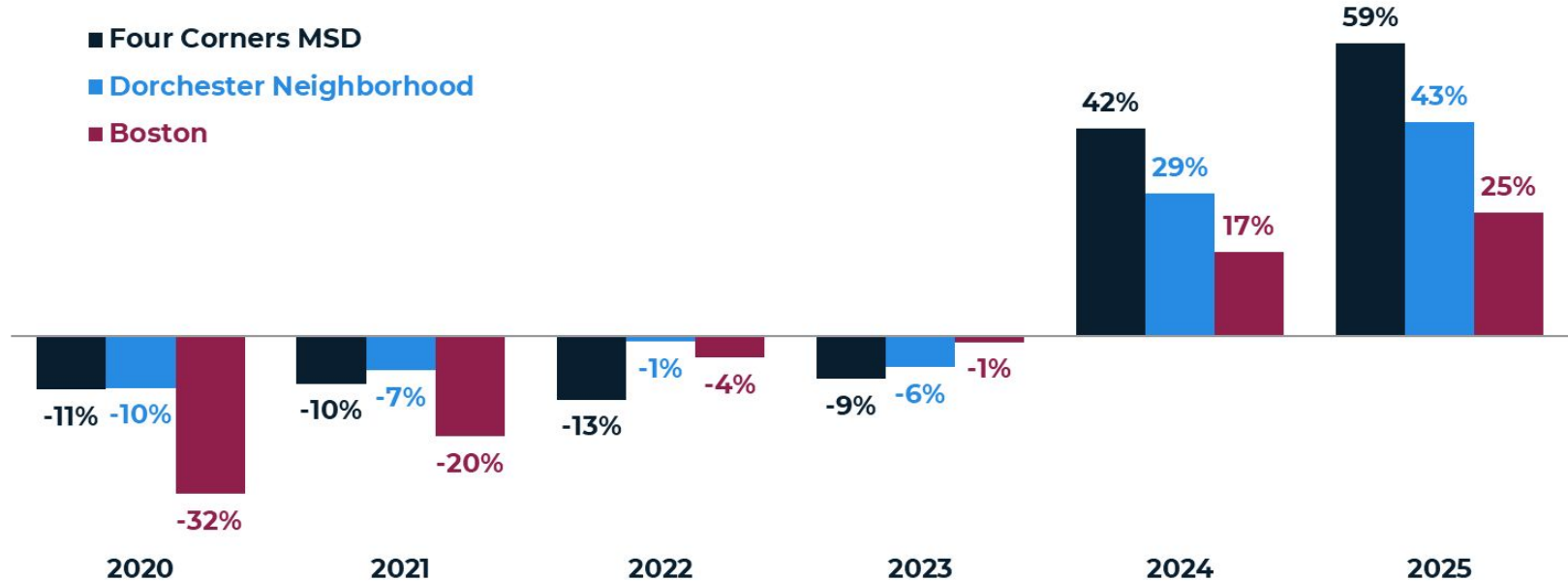
Source: Mastercard Geographic Insights, City of Boston Planning Department Main Street District

Note: Four Corners 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

In-person transaction counts at Four Corners Main Streets reached 59% above 2019 levels in 2025

Total In-Person Transaction Counts, Percentage Change from 2019

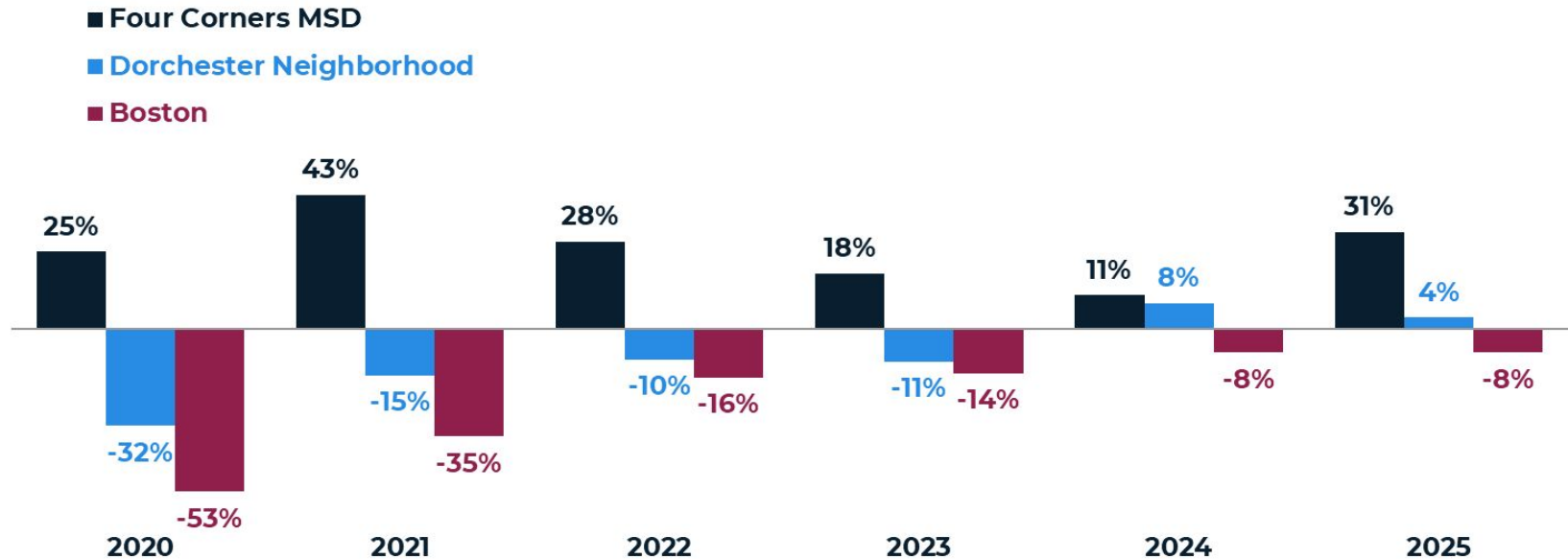


Source: Mastercard Geographic Insights, City of Boston Planning Department Main Street District

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

Restaurant spending in Four Corners Main Streets has been consistently above 2019 levels since 2020

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

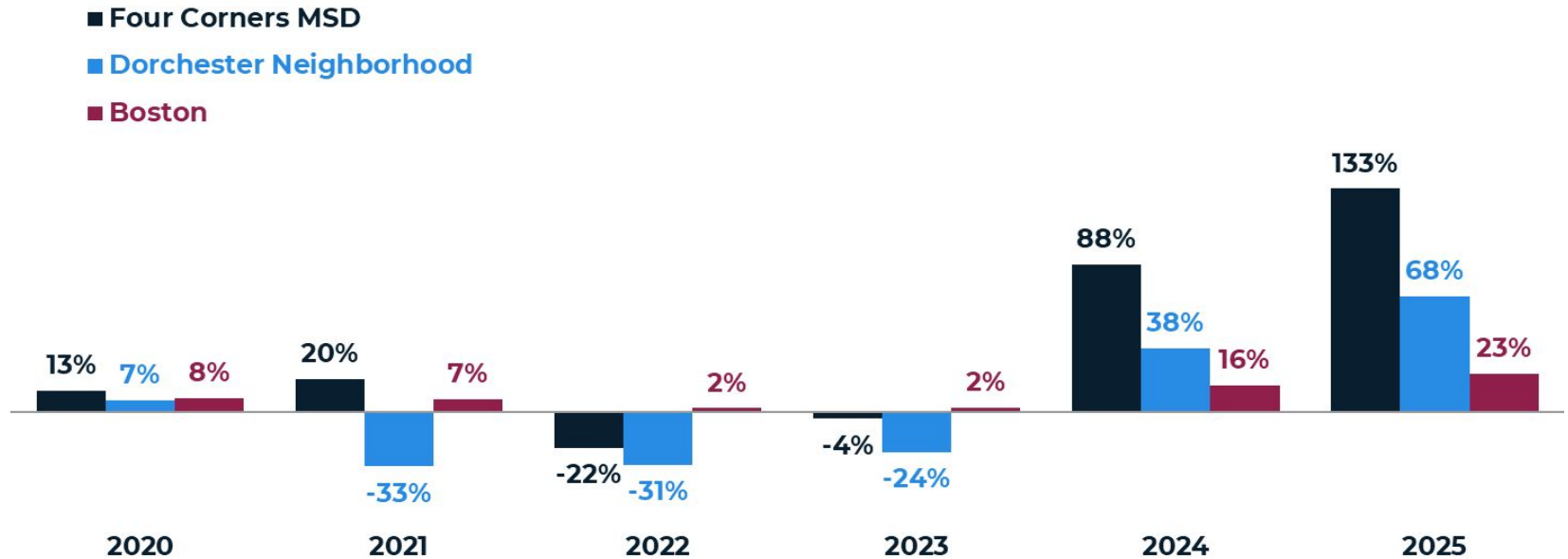


Source: Mastercard Geographic Insights, City of Boston Planning Department Main Street District

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

Four Corners Main Streets showed increase in grocery spending, reaching 133% above 2019 levels in 2025

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

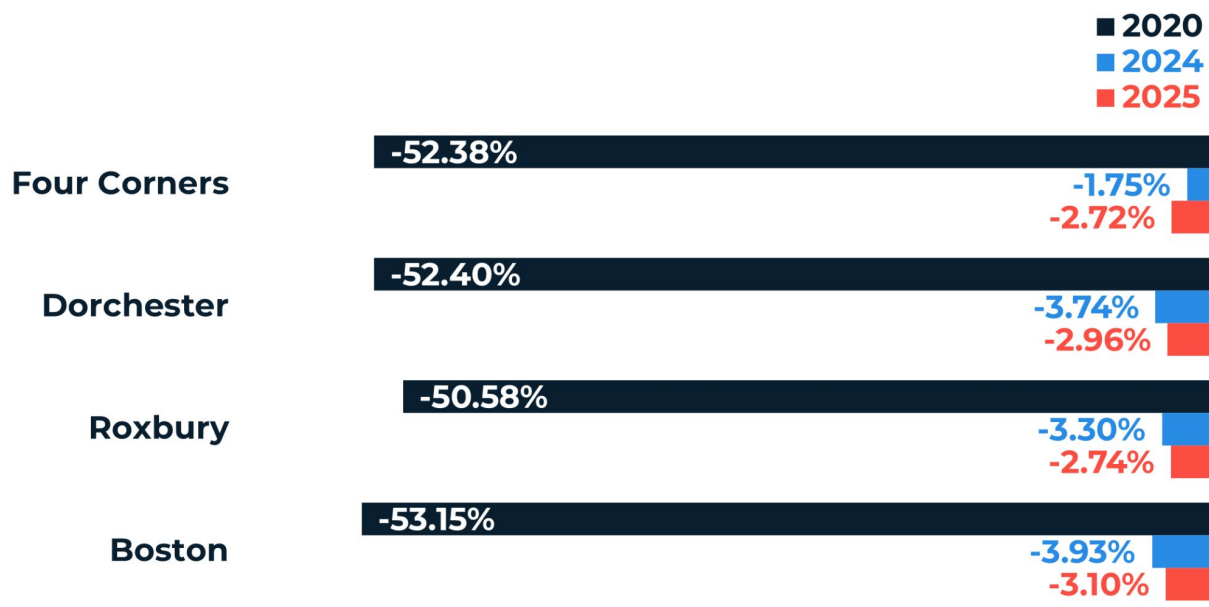


Source: Mastercard Geographic Insights, City of Boston Planning Department Main Street District

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

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

Annual Visits* to Four Corners Main Street, Dorchester and Roxbury Neighborhoods, and Boston Compared to Visits in 2019



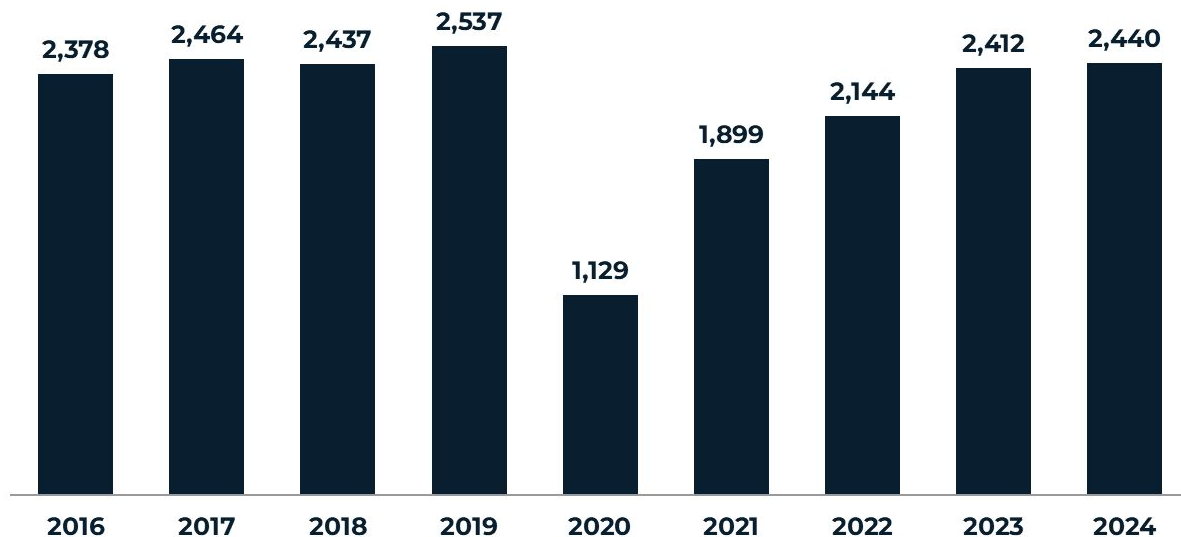
In 2020, visits to **Four Corners Main Street** were 52.38% lower than in the pre-pandemic year, 2019.

By 2025, visits to **Four Corners Main Street** recovered to just 2.72% 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 boardings in Four Corners Main Streets has rebounded significantly since its 2020 low, nearly returning to pre-pandemic 2019 levels

Average Weekday Boardings at bus stops in Four Corners Main Streets District during the Fall seasons



There were **2,440** average weekday boardings in the **Four Corners Main Streets District** in Fall 2024, which is **96%** 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