

MAIN STREET DISTRICTS

Main Streets Profile



City of Boston
Planning Department
RESEARCH DIVISION

City of Boston Planning Department

RESEARCH DIVISION STAFF

ALVARO LIMA

Director of Research

CHRISTINA KIM

Deputy Director

PHILLIP GRANBERRY

Senior Demographer

MICHAEL ENDALE

Senior Economist - Data Scientist

FATIMA AQEEL

Senior Economist

KEVIN KANG

Senior Research Associate

EMILY KOREST

Research Associate

CECILIA TAKACS

Research Associate Coordinator - Data Analyst

SAM KLUGHERZ

Research Associate

NA YOUNG MOON

Research Assistant

TYLER YANDT

Research Assistant

GRACE JULIEN

Research Associate - Data Analyst

HANNAH CHAPMAN

Intern

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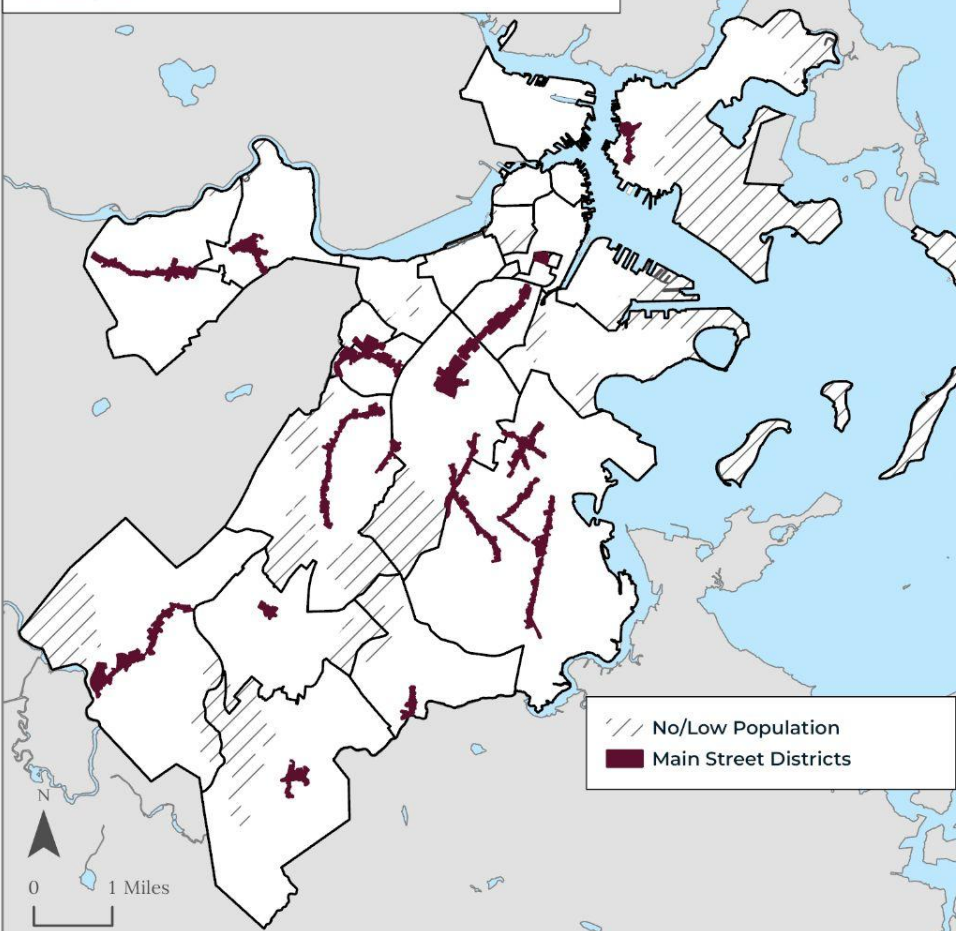
Use of our work **requires** the inclusion of the following citation: "City of Boston Planning Department Research Division Analysis."

There are approximately 4,100 business in all Main Street Districts in Boston.

TYPE OF BUSINESS	SHARE
Accommodation and Food Services	19.8%
Other Services	17.5%
Retail Trade	15.2%
Health Care and Social Assistance	10.7%
Professional, Scientific, and Technical Services	8.3%

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

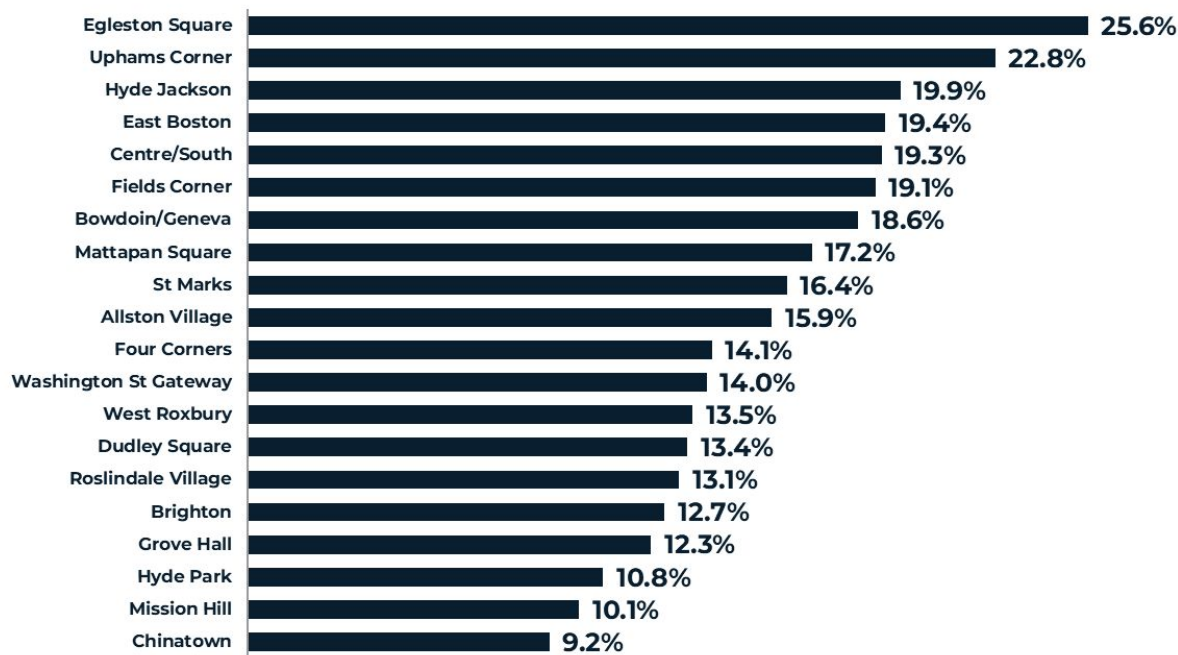
ALL MAIN STREET DISTRICTS
Boston, 2025



Source: City of Boston Planning Department Research Division Analysis.

Egleston Square has the highest share of businesses in retail at 25.6%

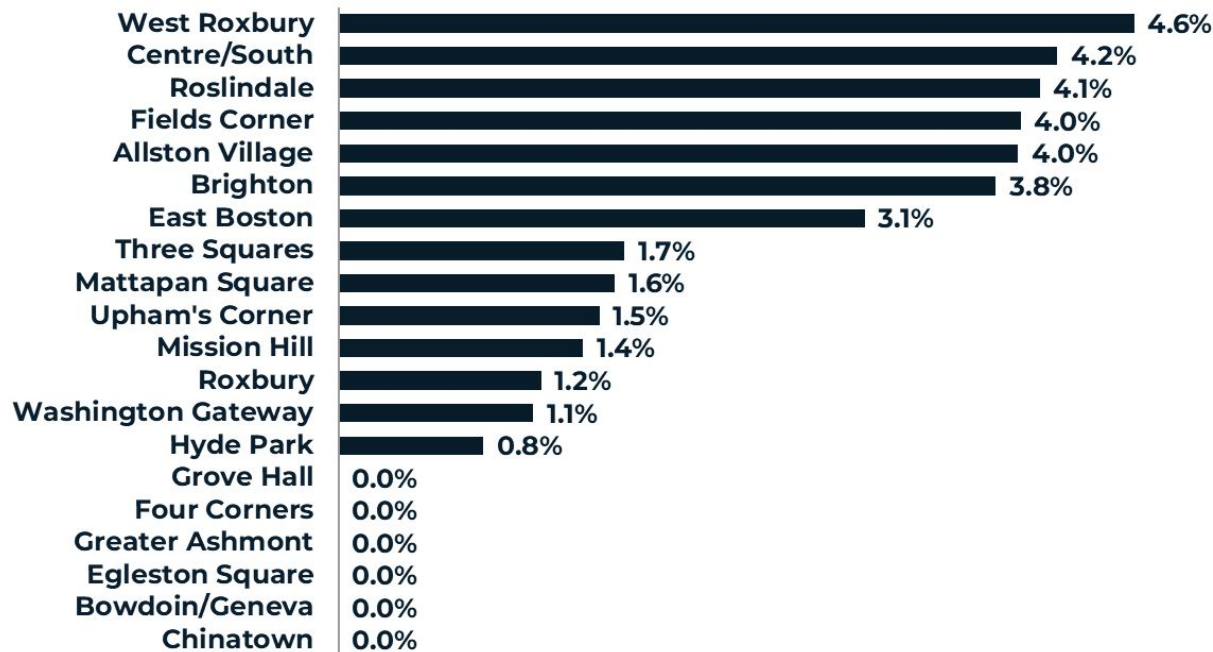
Share of Retail establishments in Each Main Street Districts, July 2025



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

Overall, retail vacancy rates are low across all Main Street Districts, with West Roxbury showing the highest vacancy while six districts report 0% vacancy

Retail Vacancy Rates in all Main Street Districts, Q4 2025



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

The Main Streets Districts are home to approximately 79,500 payroll jobs, with Mission Hill accounting for 55% - driven by health care jobs.

MAIN STREET DISTRICT	TOTAL PAYROLL JOBS (2023)
Mission Hill	43,552
Roxbury	5,289
Brighton	3,585
Washington Gateway	3,143
Allston Village	2,946
Chinatown	2,810
West Roxbury	2,408
Centre South	2,172
Uphams Corner	2,045
Fields Corner	1,993
Three Squares	1,793
East Boston	1,720
Greater Grove Hall	1,318
Roslindale Village	990
Hyde Park	897
Greater Ashmont	652
Mattapan Square	634
Four Corners	618
Bowdoin Geneva	617
Egleston Square	363

Note: Census block approximations of Main Streets districts. 9,200 payroll jobs excluded from the Educational Services sector to account for OnTheMap allocating all Boston Public Schools payroll jobs to the Bruce C. Bolling Municipal Building based on data from Staffing Data by Race, Ethnicity, Gender by Full-time Equivalents (2023-24), Massachusetts Department of Education

Source: OnTheMap 2023 Payroll Jobs, City of Boston Planning Department Research Division Analysis

Health Care jobs dominate in the majority of districts

MAIN STREET DISTRICT	TOP SECTOR	PAYROLL JOBS IN TOP SECTOR (2023)	SHARE OF PAYROLL JOBS
Mission Hill	Health Care and Social Assistance	32,787	75.3%
Roxbury	Educational Services	3,733	70.6%
Brighton	Health Care and Social Assistance	2,155	60.1%
Allston Village	Accommodation and Food Services	1,001	34.0%
Centre South	Health Care and Social Assistance	879	40.5%
Chinatown	Accommodation and Food Services	839	29.9%
West Roxbury	Retail Trade	806	33.5%
Uphams Corner	Health Care and Social Assistance	747	36.5%
Washington Gateway	Public Administration	709	22.6%
Fields Corner	Health Care and Social Assistance	603	30.3%
Three Squares	Retail Trade	588	32.8%
Greater Grove Hall	Health Care and Social Assistance	472	35.8%
East Boston	Health Care and Social Assistance	453	26.3%
Mattapan Square	Health Care and Social Assistance	323	50.9%
Four Corners	Administration & Support, Waste Management and Remediation	321	51.9%
Bowdoin Geneva	Health Care and Social Assistance	287	46.5%
Roslindale Village	Administration & Support, Waste Management and Remediation	266	26.9%
Hyde Park	Health Care and Social Assistance	218	24.3%
Egleston Square	Health Care and Social Assistance	168	35.4%
Greater Ashmont	Health Care and Social Assistance	134	20.6%

Note: Census block approximations of Main Streets districts. 9,200 payroll jobs excluded from the Educational Services sector to account for OnTheMap allocating all Boston Public Schools payroll jobs to the Bruce C. Bolling Municipal Building based on data from Staffing Data by Race, Ethnicity, Gender by Full-time Equivalents (2023-24), Massachusetts Department of Education

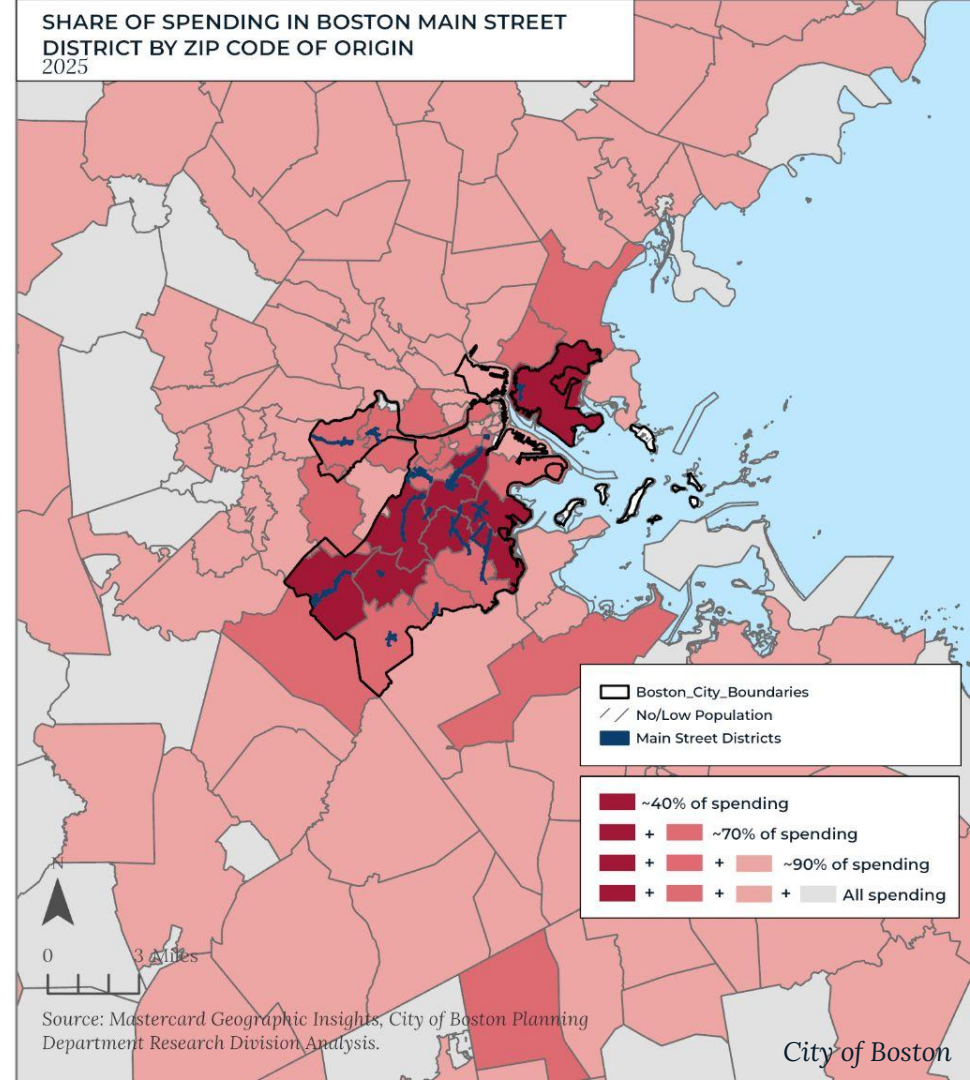
Source: OnTheMap 2023 Payroll Jobs, City of Boston Planning Department Research Division Analysis

Approximately **62%** of total in-person consumer spending in all Main Streets originates within Boston.

Six neighborhoods:

- Dorchester
- Jamaica Plain
- Roxbury
- West Roxbury
- East Boston
- Roslindale

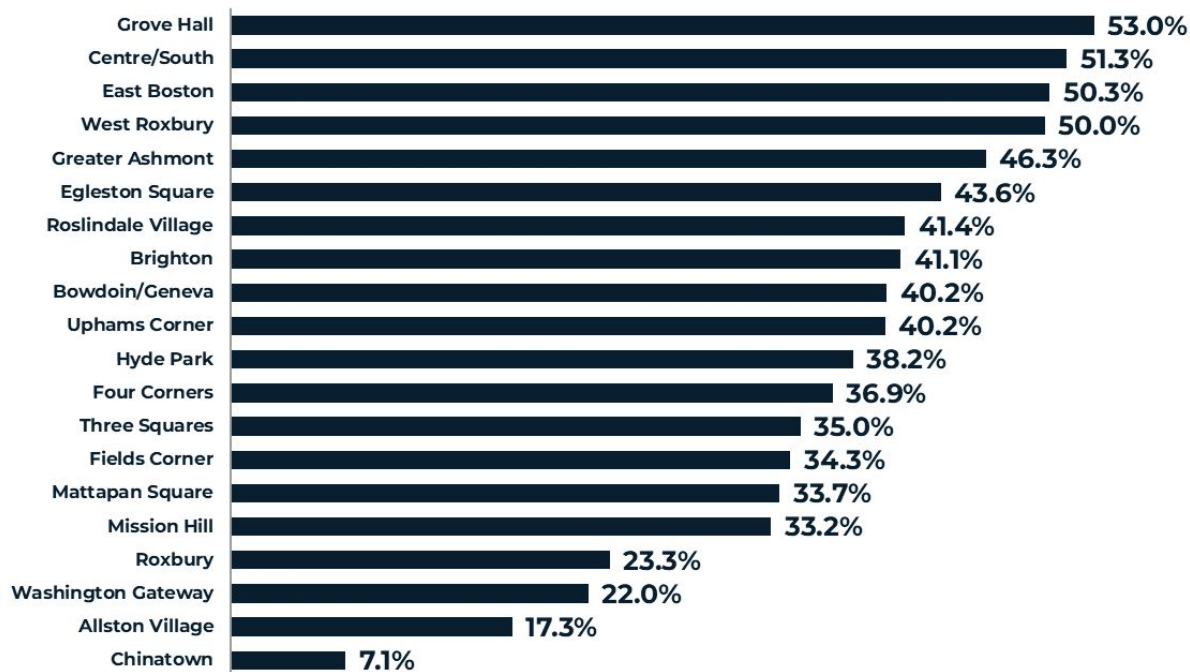
account for ~**40%** of all spending in Boston Main Street Districts.



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

53% of spending in Grove Hall comes from local residents, but only 7% of spending in Chinatown comes from residents

Share of Spending from Each District's Own ZIP Code by Main Street District, 2025

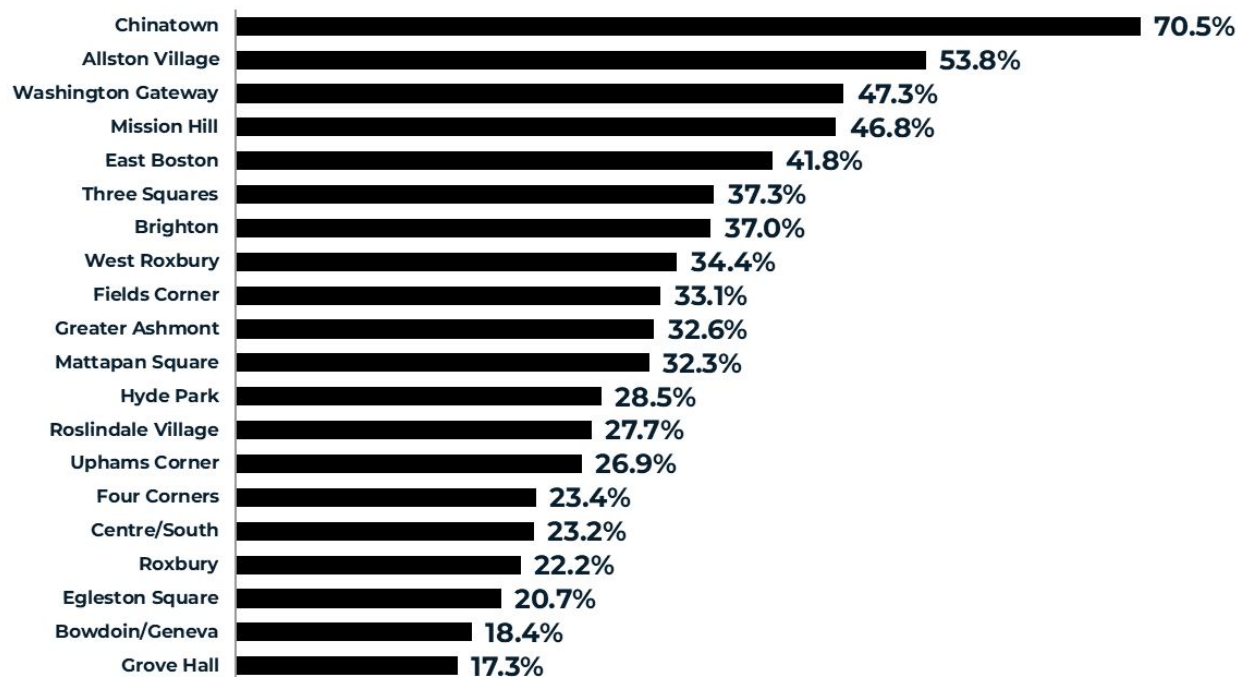


Source: Mastercard Geographic Insights City of Boston Planning Department Research Division Analysis

Note: Some Main Street District have multiple Zip Codes

The majority of consumer spending in Chinatown and Allston Main Street Districts originates outside of Boston

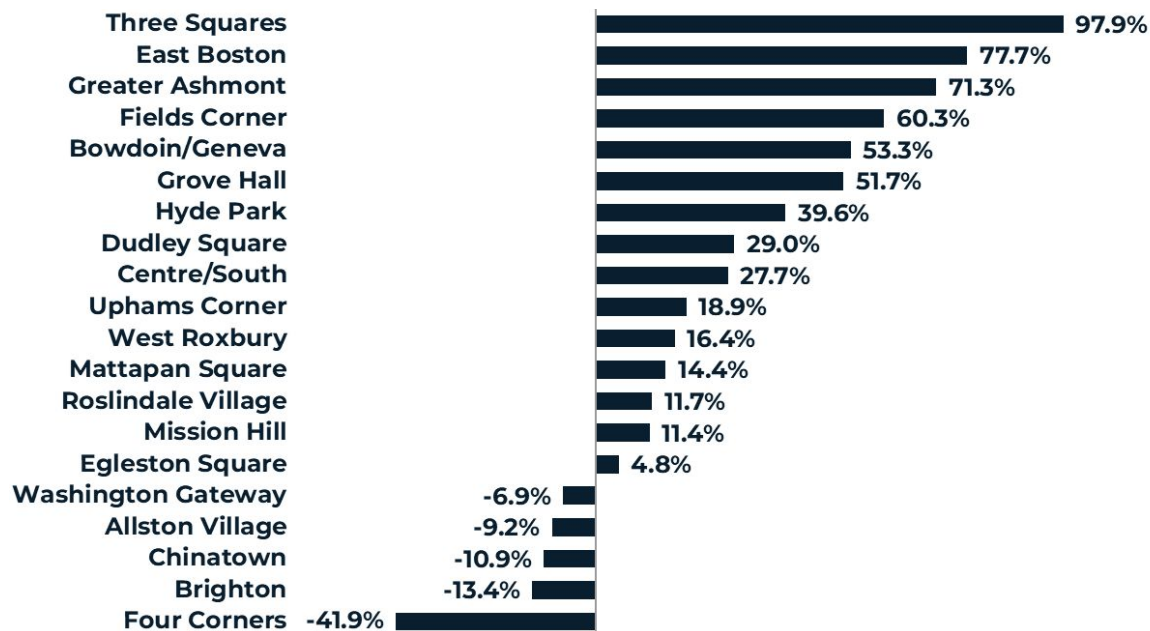
Share of Spending from Non-Boston Residents by Main Street District, 2025



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

Most Main Street Districts have seen increased consumer spending since 2019, with Three Squares spending almost doubling

Percent Change of In-Person Consumer Spending in All Main Street Districts, 2019 to 2025

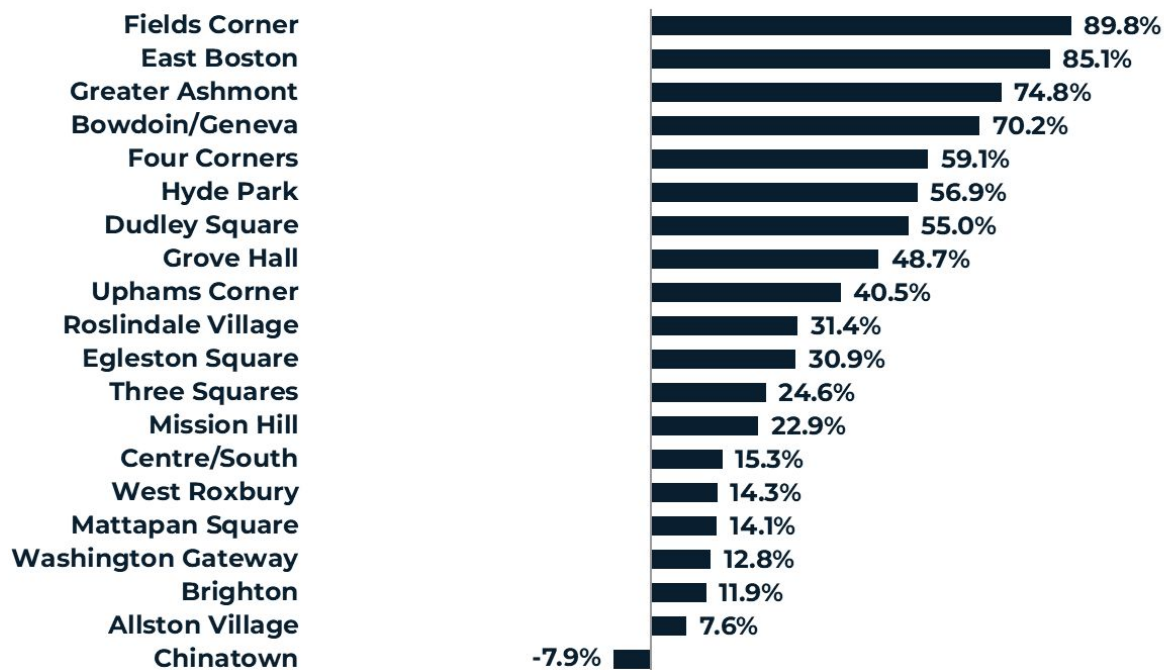


Source: Mastercard Geographic Insights, City of Boston Planning Department Main Street District

Note: West Roxbury Main Streets District is approximated using 2010 block groups. Spending data reflect credit card transaction and are 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

Most main street districts saw an increase in in-person credit card transaction counts in 2025 compared to 2019

Percent Change of In-Person Transaction Counts in Main Street Districts, 2019 to 2025

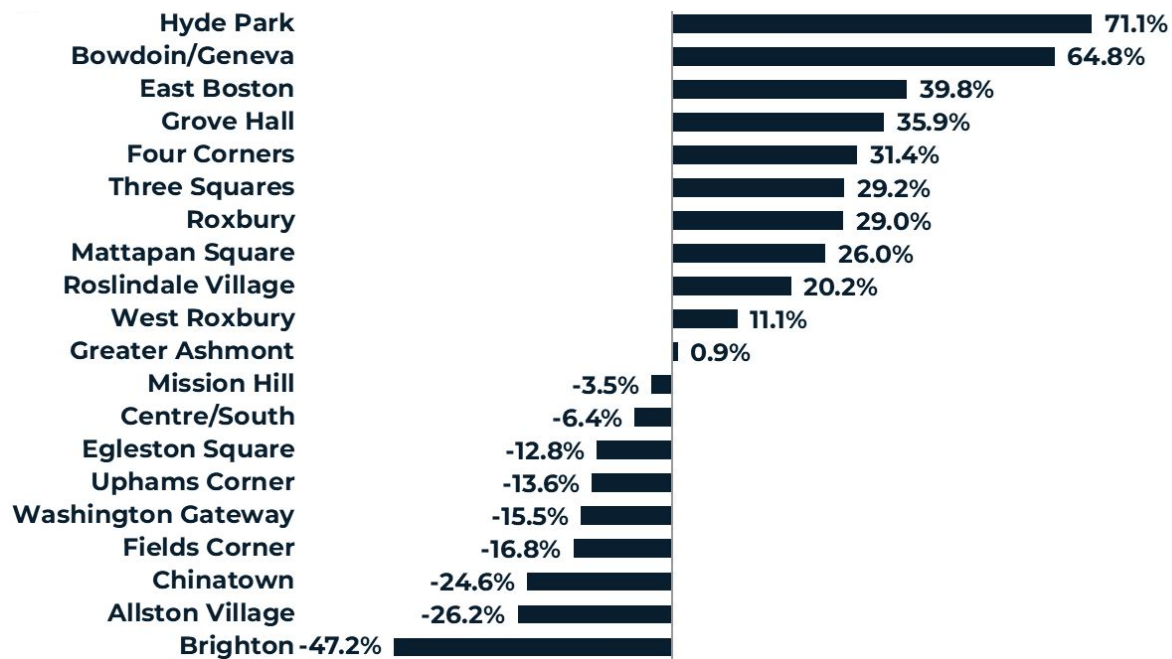


Source: Mastercard Geographic Insights, City of Boston Planning Department Main Street District

Note: Spending data reflect credit card transaction and are adjusted for inflation.

Restaurant spending in Hyde Park was 71.1% above 2019 levels in 2025, while Brighton was 47.2% below 2019 levels.

Percent Change of In-Person Restaurant Spending in Main Street Districts, 2019 to 2025

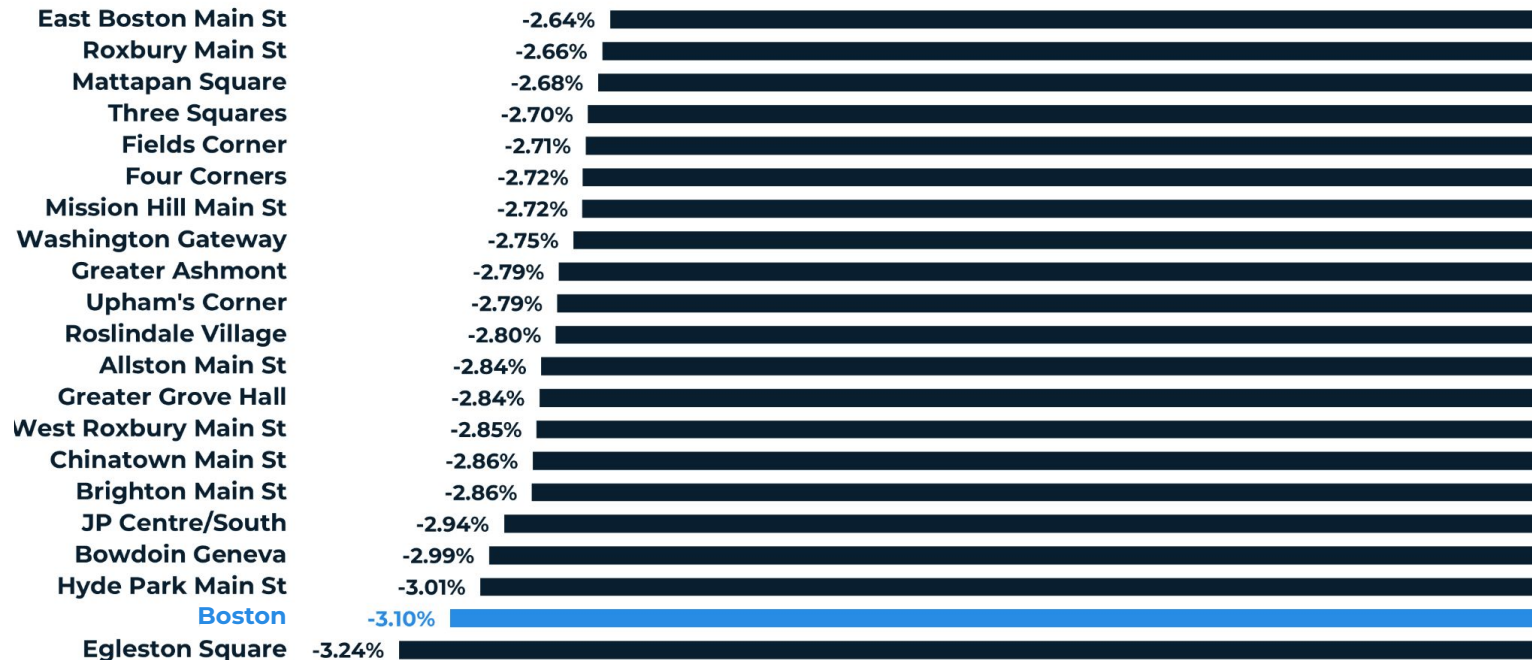


Source: Mastercard Geographic Insights, City of Boston Planning Department Main Street District

Note: Spending data reflect credit card transaction and are adjusted for inflation.

While nearly all Main Streets showed better pandemic recovery than Boston did overall, no Main Street fully recovered 2019 levels of visitation

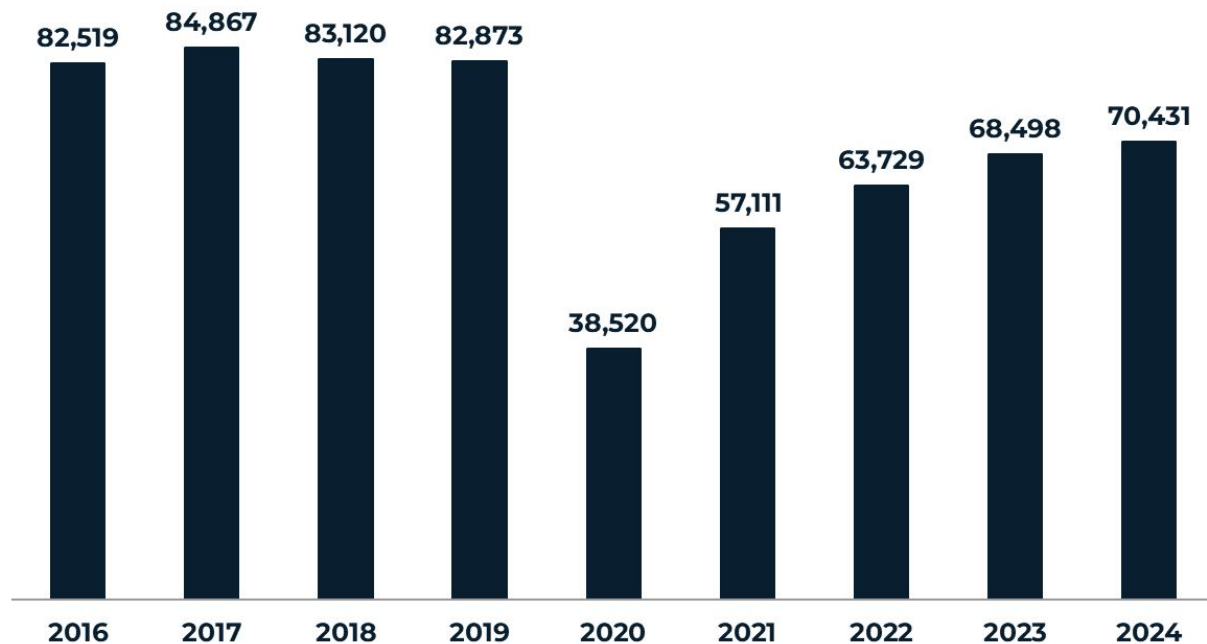
Annual Visits to Main Streets and Boston Relative to Visits in 2019, 2025*



**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 all Main Street Districts in Boston rebounded to around 70k since its low in 2020

Average Weekday Boardings at bus stops in All Main Street Districts during the Fall Seasons



There were **70,431** average weekday boardings in **all Main Street Districts** in Fall 2024, which is **85%** 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