Summary Profile

2010-2020 Census, 2026 Estimates with 2031 Projections
Calculated using Weighted Block Centroid from Block Groups

EASTERN RETAIL PROPERTIES

Lat/Lon: 42.1955/-72.244

Gilbert Rd Warren, MA	5 mi radius	10 mi radius	15 mi radius	20 mi radius
Population				
2026 Estimated Population	19,089	73,859	207,151	601,948
2031 Projected Population	18,848	73,447	205,971	598,513
2020 Census Population	18,868	72,460	205,810	593,525
2010 Census Population	18,945	71,404	201,895	586,505
Projected Annual Growth 2026 to 2031	-0.3%	-0.1%	-0.1%	-0.1%
Historical Annual Growth 2010 to 2026	-	0.2%	0.2%	0.2%
2026 Median Age	44.4	45.7	43.6	39.6
Households				
2026 Estimated Households	8,221	30,955	85,293	234,681
2031 Projected Households	8,242	31,163	85,684	235,446
2020 Census Households	7,982	29,742	82,681	227,165
2010 Census Households	7,725	28,316	78,776	218,495
Projected Annual Growth 2026 to 2031	-	0.1%	-	-
Historical Annual Growth 2010 to 2026	0.4%	0.6%	0.5%	0.5%
Race and Ethnicity				
2026 Estimated White	87.0%	87.3%	79.2%	69.5%
2026 Estimated Black or African American	3.4%	3.4%	6.8%	10.4%
2026 Estimated Asian or Pacific Islander	1.4%	1.8%	2.3%	3.7%
2026 Estimated American Indian or Native Alaskan	0.3%	0.2%	0.3%	0.3%
2026 Estimated Other Races	7.9%	7.3%	11.4%	16.1%
2026 Estimated Hispanic	10.8%	10.2%	15.3%	20.8%
Income				
2026 Estimated Average Household Income	$99,539	$126,811	$124,522	$114,191
2026 Estimated Median Household Income	$72,591	$96,467	$95,448	$87,059
2026 Estimated Per Capita Income	$42,910	$53,214	$51,393	$44,994
Education (Age 25+)				
2026 Estimated Elementary (Grade Level 0 to 8)	2.7%	2.6%	3.6%	4.8%
2026 Estimated Some High School (Grade Level 9 to 11)	4.4%	3.6%	4.4%	6.2%
2026 Estimated High School Graduate	40.0%	32.8%	31.3%	29.9%
2026 Estimated Some College	19.1%	17.7%	17.3%	17.1%
2026 Estimated Associates Degree Only	8.6%	9.8%	10.1%	9.3%
2026 Estimated Bachelors Degree Only	15.8%	20.5%	20.1%	18.3%
2026 Estimated Graduate Degree	9.5%	13.2%	13.2%	14.4%
Business				
2026 Estimated Total Businesses	625	2,276	6,669	20,782
2026 Estimated Total Employees	8,340	27,695	73,865	234,230
2026 Estimated Employee Population per Business	13.3	12.2	11.1	11.3
2026 Estimated Residential Population per Business	30.5	32.5	31.1	29.0

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