Summary Profile

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

EASTERN RETAIL PROPERTIES

Lat/Lon: 42.1082/-70.7627

254 Church St Pembroke, MA 02359	1 mi radius	3 mi radius	5 mi radius	7 mi radius
Population				
2026 Estimated Population	3,039	18,226	56,321	106,463
2031 Projected Population	3,149	18,547	56,825	107,627
2020 Census Population	3,004	18,105	55,125	104,826
2010 Census Population	2,945	16,580	52,074	100,031
Projected Annual Growth 2026 to 2031	0.7%	0.4%	0.2%	0.2%
Historical Annual Growth 2010 to 2026	0.2%	0.6%	0.5%	0.4%
2026 Median Age	41.8	44.8	45.1	45.5
Households				
2026 Estimated Households	1,280	7,042	21,279	40,182
2031 Projected Households	1,326	7,181	21,502	40,652
2020 Census Households	1,263	6,767	20,311	38,611
2010 Census Households	1,149	6,034	18,745	35,977
Projected Annual Growth 2026 to 2031	0.7%	0.4%	0.2%	0.2%
Historical Annual Growth 2010 to 2026	0.7%	1.0%	0.8%	0.7%
Race and Ethnicity				
2026 Estimated White	83.6%	89.8%	91.0%	91.3%
2026 Estimated Black or African American	8.8%	4.6%	3.6%	3.6%
2026 Estimated Asian or Pacific Islander	2.4%	2.0%	1.8%	1.7%
2026 Estimated American Indian or Native Alaskan	0.1%	0.1%	-	-
2026 Estimated Other Races	5.1%	3.5%	3.5%	3.3%
2026 Estimated Hispanic	5.2%	3.5%	3.4%	3.2%
Income				
2026 Estimated Average Household Income	$126,401	$200,552	$212,378	$213,266
2026 Estimated Median Household Income	$100,154	$166,663	$167,244	$165,847
2026 Estimated Per Capita Income	$53,501	$77,656	$80,346	$80,609
Education (Age 25+)				
2026 Estimated Elementary (Grade Level 0 to 8)	3.4%	1.9%	1.5%	1.7%
2026 Estimated Some High School (Grade Level 9 to 11)	4.0%	2.6%	2.0%	2.4%
2026 Estimated High School Graduate	23.8%	18.8%	18.6%	18.8%
2026 Estimated Some College	11.7%	13.5%	13.9%	12.9%
2026 Estimated Associates Degree Only	5.0%	7.4%	8.5%	8.0%
2026 Estimated Bachelors Degree Only	30.0%	33.0%	32.2%	32.7%
2026 Estimated Graduate Degree	22.1%	22.9%	23.3%	23.4%
Business				
2026 Estimated Total Businesses	448	1,257	2,621	4,787
2026 Estimated Total Employees	3,468	9,519	21,766	41,385
2026 Estimated Employee Population per Business	7.7	7.6	8.3	8.6
2026 Estimated Residential Population per Business	6.8	14.5	21.5	22.2

©2026, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2026, TIGER Geography - RS1

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.