



Targeted New Businesses

Upham's Corner is a hub of activity and a great location for many types of new businesses. Outstanding opportunities exist for restaurants, dry cleaners, fitness center, food/grocery, ice cream shop, cheese, specialty foods, wine, home accessories, hardware, game store, art gallery and more.

Area Attractions

- Strand Theater
- Blake House—*oldest house in Dorchester*
- Dorchester Historical Society
- Edward Everett Square
- Historically part of Olmstead's Emerald Necklace
- North Dorchester Burial Ground
- Upham's Corner Library
- Six public, parochial and charter schools within walking distance
- 15 minute walk to the beach, nearby playgrounds and parks

Promotional & Community Events

- Dorchester Day Parade
- Annual Upham's Corner Festival

Business Resources

Upham's Corner Main Street (UCMS) can help businesses get information they need, find the right location, and provide introductions to community leaders, businesses and property owners. UCMS can also help businesses access storefront improvements assistance, website development and other

services. Other business resources in the area include: Dorchester Bay Economic Development Corporation Business Loan Fund and the New Market Business Association.



BECOME A MEMBER TODAY!

Upham's Corner Main Street is a non-profit membership organization working to build a vibrant commercial district in Upham's Corner. Through partnerships with the City of Boston, local merchants, property owners, institutional managers, developers and residents, the organization works to make Upham's Corner a booming, multicultural business and entertainment district that attracts people from all over Boston. UCMS is interested in your opinions and is always looking for new members and volunteers.

For More Information, Contact:

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UPHAM'S CORNER: A Great Place for Business

Upham's Corner is a bustling commercial center with an abundance of foot traffic. This compact, walkable, urban village offers restaurants from casual to chic, three major banks, a large health center, shoes, clothing, and drug stores, as well as other goods and services. The commercial district serves a diverse mix of neighborhood residents, commuters and employees of nearby businesses. It is easily accessible to I-93 and is located along a major commuter route into Boston, with people traveling by bus, Fairmount /Red Line and car. The abundant, free off-street

parking makes Upham's Corner an easy stop for shopping and services. The business district is set amid the Victorian homes of Jones Hill and other neighborhoods and is rich with historical landmarks like the Strand Theater and the nation's second oldest cemetery. The neighborhood has a lively mix of cultures and lifestyles and is welcoming to new residents moving in from the South End in search of historic homes, as well as to recently settled immigrants pursuing the American dream.

Market Opportunities

The primary customer base for Upham's Corner is the residents of the surrounding area—over 17,000 people within one-half mile and over 54,000 within one mile. The market is further enhanced by the thousands of employees at nearby businesses and a multitude of commuters that travel through the area daily.

Market Characteristics	.5 Mile Radius	1 Mile Radius
Population & Households		
Population	17,548	54,230
Households	5,672	18,666
Median Age	30.3	30.2
Avg. persons per Household	3	2.85
Owner-Occupied	31%	29%
Married Couple Households*	32%	29%
Other Family (no spouse) *	36%	37%
Single Person Households *	23%	27%
Roommate Households *	9%	8%
Households with no vehicle *	35%	39%
Income		
Median Household Income	\$40,600	\$37,765
Average Household income	\$54,601	\$51,156
Per Capita Income	\$18,085	\$17,726
Education		
Associates or Some College	21%	21%
Bachelor Degree or Higher	14%	15%
Race and Hispanic Origin		
White	22%	22%
Black/African American	37%	43%
Native American Alone	<1%	0<1%
Asian	9%	10%
Some Other Race Alone	21%	17%
Two or More Races	10%	8%
Hispanic	21%	19%
*All data is 2005 estimates except where noted with asterisk.		

Market Demand	.5 Mile Radius	1 Mile Radius
Annual Resident Expenditures		
Eating & Drinking Places	\$21,063,565	\$33,761,945
Furniture & Home Furnishings	\$3,175,581	\$9,767,648
Electronics & Appliance Stores	\$2,947,079	\$9,011,605
Bldg Materials & Garden	\$4,254,485	\$13,135,559
Food & Beverage Stores	\$22,574,552	\$70,031,356
Health & Personal Care Stores	\$7,090,212	\$21,986,506
Clothing and Accessories	\$8,183,670	\$25,406,045
Sport Goods/Hobby/Book/Music	\$2,830,454	\$8,652,808
General Merchandise Stores	\$8,438,755	\$26,068,306
Miscellaneous Store Retailers	\$3,891,606	\$12,045,193

What Makes UPHAM'S CORNER an Ideal Business Location?

- Over 54,000 residents live within one mile; over 17,000 within one-half mile
- Residents prefer to get their goods and services locally; almost 40% do not own cars
- Households with incomes over \$75,000 are increasing faster in this neighborhood than in the city overall
- Centrally located and easily accessible from I-93
- Plenty of free on- and off-street parking
- Well served by public transportation including Red Line, bus and Fairmount Line
- Home to many strong community institutions; several major banks, large health care centers, library, community center, etc.
- Urban melting pot of both families and singles; rich mix of cultures including Cape Verdean, African American, White, Hispanic, Asian and others
- Welcomes diversity of lifestyles; new residents many from Boston's South End are pioneering the redevelopment of historic homes
- Great location for urban entertainment, retailers, and restaurants

Business Owner Testimonials

With all the improvements scheduled to take place in Upham's Corner, we are on the verge of a new era. And the past has been pretty good, too. I think we represent the new Boston. I'm from Palestine, my business is named after Ireland's most famous city, and we feature American food and international music.

—YASSER MOHAMMAD, YAZ'S PLACE — DUBLIN HOUSE

Since moving my restaurant to Upham's Corner, business has certainly increased. Some days my restaurant is full of Chinese customers, other days it's Cape Verdeans, Spanish, Haitians, Jamaicans, or Irish. I now have customers from the South End, Cambridge, and even Rhode Island and Connecticut.

—CHEF LEE SHEPHARD, CHEF LEE II

My salon has been successful for 11 years. I love my clients; some come from around the corner, some from Newton, Brookline and points west. I even have clients from out of state. Upham's Corner is a great place for my business.

—ALEXANDRA, ALEXANDRA BEAUTY SALON

I think banks provide a real foundation for the economic vitality of a community. We have three banks right in Upham's Corner. We are committed to doing whatever is necessary to strengthen our economic core and to encourage the success of the hundreds of businesses right here.

—VICTOR MONTEIRO, CITIZENS BANK

Available Market Segments

Residents of the Surrounding Area

Segments include: families representing a rich blend of cultures; urban dwellers who work in government, health care, and other service industries; young well-educated professionals beginning their careers; and new homeowners, some with alternative lifestyles.

Area Employees/Daytime Population

There are approximately 370 businesses and 3,000 employees that work within .5 mile of Upham's Corner.

Commuters

Upham's Corner is located along a primary commuter route into Boston and is a major public transportation hub; 27,000 vehicles drive through Upham's Corner daily.

