Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups

CHARTER REALTY

Lat/Lon: 42.5654/-71.976

28-60 Pearson Blvd Gardner, MA 01440	3 mi radius		5 mi radius		7 mi radius	
Population						
Estimated Population (2025)	23,553		35,106		49,420	
Projected Population (2030)	23,270		35,009		49,537	
Census Population (2020)	22,689		33,977		47,999	
Census Population (2010)	21,580		32,078		45,231	
Projected Annual Growth (2025-2030)	-283	-0.2%	-97	-	117	-
Historical Annual Growth (2020-2025)	864	-	1,129	0.7%	1,421	0.6%
Historical Annual Growth (2010-2020)	1,109	0.5%	1,898	0.6%	2,768	0.6%
Estimated Population Density (2025)	833	*psm*	447	*psm*	321	*psm*
Trade Area Size	28.3	*sq mi*	78.5	*sq mi*	153.9	*sq mi*
Households						
Estimated Households (2025)	9,711		14,156		19,532	
Projected Households (2030)	9,770		14,371		19,937	
Census Households (2020)	9,223		13,433		18,560	
Census Households (2010)	8,692		12,521		17,247	
Projected Annual Growth (2025-2030)	60	0.1%	215	0.3%	405	0.4%
Historical Annual Change (2010-2025)	1,019	0.8%	1,635	0.9%	2,284	0.9%
Average Household Income						
Estimated Average Household Income (2025)	$91,890		$103,582		$111,942	
Projected Average Household Income (2030)	$90,941		$102,683		$110,934	
Census Average Household Income (2010)	$60,106		$66,032		$68,333	
Census Average Household Income (2000)	$47,569		$51,400		$53,437	
Projected Annual Change (2025-2030)	-$949	-0.2%	-$899	-0.2%	-$1,008	-0.2%
Historical Annual Change (2000-2025)	$44,322	3.7%	$52,182	4.1%	$58,505	4.4%
Median Household Income						
Estimated Median Household Income (2025)	$71,993		$82,396		$89,023	
Projected Median Household Income (2030)	$71,055		$81,838		$88,545	
Census Median Household Income (2010)	$50,330		$57,884		$61,355	
Census Median Household Income (2000)	$39,972		$43,913		$46,062	
Projected Annual Change (2025-2030)	-$938	-0.3%	-$558	-0.1%	-$477	-0.1%
Historical Annual Change (2000-2025)	$32,021	3.2%	$38,483	3.5%	$42,961	3.7%
Per Capita Income						
Estimated Per Capita Income (2025)	$38,020		$41,886		$44,378	
Projected Per Capita Income (2030)	$38,319		$42,269		$44,783	
Census Per Capita Income (2010)	$24,212		$25,781		$26,062	
Census Per Capita Income (2000)	$18,880		$19,894		$20,169	
Projected Annual Change (2025-2030)	$299	0.2%	$382	0.2%	$404	0.2%
Historical Annual Change (2000-2025)	$19,140	4.1%	$21,992	4.4%	$24,210	4.8%
Estimated Average Household Net Worth (2025)	$904,650		$1.13 M		$1.27 M	

CHARTER REALTY

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28-60 Pearson Blvd Gardner, MA 01440	3 mi radius		5 mi radius		7 mi radius	
Race and Ethnicity						
Total Population (2025)	23,553		35,106		49,420	
White (2025)	19,131	*81.2%*	29,465	*83.9%*	42,038	*85.1%*
Black or African American (2025)	1,301	*5.5%*	1,622	*4.6%*	2,087	*4.2%*
American Indian or Alaska Native (2025)	52	*0.2%*	64	*0.2%*	82	*0.2%*
Asian (2025)	707	*3.0%*	920	*2.6%*	1,211	*2.5%*
Hawaiian or Pacific Islander (2025)	6	*-*	7	*-*	11	*-*
Other Race (2025)	794	*3.4%*	997	*2.8%*	1,325	*2.7%*
Two or More Races (2025)	1,562	*6.6%*	2,030	*5.8%*	2,666	*5.4%*
Population < 18 (2025)	4,399	*18.7%*	6,705	*19.1%*	9,643	*19.5%*
White Not Hispanic	2,963	*67.4%*	4,831	*72.0%*	7,093	*73.6%*
Black or African American	281	*6.4%*	367	*5.5%*	498	*5.2%*
Asian	138	*3.1%*	170	*2.5%*	223	*2.3%*
Other Race Not Hispanic	196	*4.4%*	284	*4.2%*	394	*4.1%*
Hispanic	822	*18.7%*	1,054	*15.7%*	1,434	*14.9%*
Not Hispanic or Latino Population (2025)	20,650	*87.7%*	31,419	*89.5%*	44,587	*90.2%*
Not Hispanic White	18,265	*88.4%*	28,302	*90.1%*	40,477	*90.8%*
Not Hispanic Black or African American	1,156	*5.6%*	1,459	*4.6%*	1,889	*4.2%*
Not Hispanic American Indian or Alaska Native	17	*-*	21	*-*	27	*-*
Not Hispanic Asian	701	*3.4%*	912	*2.9%*	1,201	*2.7%*
Not Hispanic Hawaiian or Pacific Islander	2	*-*	3	*-*	5	*-*
Not Hispanic Other Race	60	*0.3%*	76	*0.2%*	103	*0.2%*
Not Hispanic Two or More Races	449	*2.2%*	645	*2.1%*	885	*2.0%*
Hispanic or Latino Population (2025)	2,902	*12.3%*	3,686	*10.5%*	4,833	*9.8%*
Hispanic White	866	*29.8%*	1,162	*31.5%*	1,561	*32.3%*
Hispanic Black or African American	144	*5.0%*	163	*4.4%*	198	*4.1%*
Hispanic American Indian or Alaska Native	35	*1.2%*	42	*1.2%*	55	*1.1%*
Hispanic Asian	6	*0.2%*	8	*0.2%*	10	*0.2%*
Hispanic Hawaiian or Pacific Islander	4	*0.1%*	4	*0.1%*	6	*0.1%*
Hispanic Other Race	734	*25.3%*	921	*25.0%*	1,222	*25.3%*
Hispanic Two or More Races	1,113	*38.4%*	1,385	*37.6%*	1,781	*36.9%*
Not Hispanic or Latino Population (2020)	20,485	*90.3%*	31,326	*92.2%*	44,524	*92.8%*
Hispanic or Latino Population (2020)	2,203	*9.7%*	2,651	*7.8%*	3,475	*7.2%*
Not Hispanic or Latino Population (2010)	20,141	*93.3%*	30,396	*94.8%*	43,034	*95.1%*
Hispanic or Latino Population (2010)	1,439	*6.7%*	1,682	*5.2%*	2,197	*4.9%*
Not Hispanic or Latino Population (2030)	20,158	*86.6%*	30,969	*88.5%*	44,192	*89.2%*
Hispanic or Latino Population (2030)	3,112	*13.4%*	4,039	*11.5%*	5,345	*10.8%*
Projected Annual Growth (2025-2030)	210	*1.4%*	353	*1.9%*	511	*2.1%*
Historical Annual Growth (2010-2020)	764	*5.3%*	969	*5.8%*	1,278	*5.8%*

Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups

CHARTER REALTY

Lat/Lon: 42.5654/-71.976

28-60 Pearson Blvd Gardner, MA 01440	3 mi radius		5 mi radius		7 mi radius	
Total Age Distribution (2025)						
Total Population	23,553		35,106		49,420	
Age Under 5 Years	1,246	5.3%	1,784	5.1%	2,470	5.0%
Age 5 to 9 Years	1,240	5.3%	1,889	5.4%	2,707	5.5%
Age 10 to 14 Years	1,187	5.0%	1,888	5.4%	2,753	5.6%
Age 15 to 19 Years	1,179	5.0%	1,835	5.2%	2,732	5.5%
Age 20 to 24 Years	1,170	5.0%	1,710	4.9%	2,398	4.9%
Age 25 to 29 Years	1,635	6.9%	2,210	6.3%	2,924	5.9%
Age 30 to 34 Years	1,722	7.3%	2,411	6.9%	3,215	6.5%
Age 35 to 39 Years	1,617	6.9%	2,379	6.8%	3,345	6.8%
Age 40 to 44 Years	1,445	6.1%	2,132	6.1%	2,997	6.1%
Age 45 to 49 Years	1,343	5.7%	2,056	5.9%	2,903	5.9%
Age 50 to 54 Years	1,455	6.2%	2,250	6.4%	3,242	6.6%
Age 55 to 59 Years	1,756	7.5%	2,728	7.8%	3,858	7.8%
Age 60 to 64 Years	1,876	8.0%	2,856	8.1%	4,044	8.2%
Age 65 to 69 Years	1,575	6.7%	2,461	7.0%	3,525	7.1%
Age 70 to 74 Years	1,205	5.1%	1,855	5.3%	2,605	5.3%
Age 75 to 79 Years	848	3.6%	1,240	3.5%	1,735	3.5%
Age 80 to 84 Years	485	2.1%	703	2.0%	1,006	2.0%
Age 85 Years or Over	571	2.4%	720	2.0%	962	1.9%
Median Age	42.0		42.6		42.9	
Age 19 Years or Less	4,852	20.6%	7,396	21.1%	10,662	21.6%
Age 20 to 64 Years	14,017	59.5%	20,732	59.1%	28,925	58.5%
Age 65 Years or Over	4,684	19.9%	6,978	19.9%	9,833	19.9%
Female Age Distribution (2025)						
Female Population	11,229	47.7%	16,949	48.3%	23,983	48.5%
Age Under 5 Years	592	5.3%	847	5.0%	1,168	4.9%
Age 5 to 9 Years	598	5.3%	923	5.4%	1,329	5.5%
Age 10 to 14 Years	585	5.2%	933	5.5%	1,349	5.6%
Age 15 to 19 Years	538	4.8%	843	5.0%	1,260	5.3%
Age 20 to 24 Years	570	5.1%	817	4.8%	1,138	4.7%
Age 25 to 29 Years	782	7.0%	1,046	6.2%	1,386	5.8%
Age 30 to 34 Years	766	6.8%	1,105	6.5%	1,497	6.2%
Age 35 to 39 Years	753	6.7%	1,122	6.6%	1,599	6.7%
Age 40 to 44 Years	650	5.8%	997	5.9%	1,418	5.9%
Age 45 to 49 Years	591	5.3%	942	5.6%	1,383	5.8%
Age 50 to 54 Years	695	6.2%	1,100	6.5%	1,594	6.6%
Age 55 to 59 Years	806	7.2%	1,296	7.6%	1,862	7.8%
Age 60 to 64 Years	896	8.0%	1,387	8.2%	1,977	8.2%
Age 65 to 69 Years	789	7.0%	1,233	7.3%	1,753	7.3%
Age 70 to 74 Years	576	5.1%	886	5.2%	1,248	5.2%
Age 75 to 79 Years	438	3.9%	654	3.9%	913	3.8%
Age 80 to 84 Years	269	2.4%	396	2.3%	568	2.4%
Age 85 Years or Over	332	3.0%	420	2.5%	541	2.3%
Female Median Age	42.8		43.5		43.7	
Age 19 Years or Less	2,314	20.6%	3,547	20.9%	5,106	21.3%
Age 20 to 64 Years	6,510	58.0%	9,813	57.9%	13,854	57.8%
Age 65 Years or Over	2,405	21.4%	3,589	21.2%	5,023	20.9%

CHARTER REALTY

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28-60 Pearson Blvd Gardner, MA 01440	3 mi radius		5 mi radius		7 mi radius	
Male Age Distribution (2025)						
Male Population	12,324	52.3%	18,157	51.7%	25,438	51.5%
Age Under 5 Years	654	5.3%	937	5.2%	1,301	5.1%
Age 5 to 9 Years	642	5.2%	966	5.3%	1,378	5.4%
Age 10 to 14 Years	601	4.9%	954	5.3%	1,404	5.5%
Age 15 to 19 Years	641	5.2%	992	5.5%	1,472	5.8%
Age 20 to 24 Years	599	4.9%	893	4.9%	1,260	5.0%
Age 25 to 29 Years	853	6.9%	1,164	6.4%	1,537	6.0%
Age 30 to 34 Years	956	7.8%	1,305	7.2%	1,718	6.8%
Age 35 to 39 Years	863	7.0%	1,257	6.9%	1,745	6.9%
Age 40 to 44 Years	795	6.4%	1,135	6.3%	1,579	6.2%
Age 45 to 49 Years	752	6.1%	1,114	6.1%	1,519	6.0%
Age 50 to 54 Years	760	6.2%	1,150	6.3%	1,649	6.5%
Age 55 to 59 Years	951	7.7%	1,432	7.9%	1,996	7.8%
Age 60 to 64 Years	980	7.9%	1,469	8.1%	2,067	8.1%
Age 65 to 69 Years	785	6.4%	1,228	6.8%	1,772	7.0%
Age 70 to 74 Years	629	5.1%	969	5.3%	1,357	5.3%
Age 75 to 79 Years	410	3.3%	586	3.2%	822	3.2%
Age 80 to 84 Years	216	1.8%	306	1.7%	438	1.7%
Age 85 Years or Over	239	1.9%	300	1.7%	421	1.7%
Male Median Age	41.2		41.8		42.1	
Age 19 Years or Less	2,538	20.6%	3,849	21.2%	5,556	21.8%
Age 20 to 64 Years	7,508	60.9%	10,919	60.1%	15,071	59.2%
Age 65 Years or Over	2,279	18.5%	3,389	18.7%	4,810	18.9%
Males per 100 Females (2025)						
Overall Comparison	110		107		106	
Age Under 5 Years	110	52.5%	111	52.5%	111	52.7%
Age 5 to 9 Years	107	51.7%	105	51.1%	104	50.9%
Age 10 to 14 Years	103	50.7%	102	50.6%	104	51.0%
Age 15 to 19 Years	119	54.4%	118	54.1%	117	53.9%
Age 20 to 24 Years	105	51.2%	109	52.2%	111	52.6%
Age 25 to 29 Years	109	52.2%	111	52.7%	111	52.6%
Age 30 to 34 Years	125	55.5%	118	54.1%	115	53.4%
Age 35 to 39 Years	115	53.4%	112	52.8%	109	52.2%
Age 40 to 44 Years	122	55.0%	114	53.2%	111	52.7%
Age 45 to 49 Years	127	56.0%	118	54.2%	110	52.3%
Age 50 to 54 Years	109	52.2%	104	51.1%	103	50.9%
Age 55 to 59 Years	118	54.1%	110	52.5%	107	51.7%
Age 60 to 64 Years	109	52.2%	106	51.4%	105	51.1%
Age 65 to 69 Years	99	49.9%	100	49.9%	101	50.3%
Age 70 to 74 Years	109	52.2%	109	52.2%	109	52.1%
Age 75 to 79 Years	94	48.3%	90	47.3%	90	47.4%
Age 80 to 84 Years	80	44.5%	77	43.6%	77	43.5%
Age 85 Years or Over	72	41.9%	71	41.6%	78	43.8%
Age 19 Years or Less	110	52.3%	109	52.0%	109	52.1%
Age 20 to 39 Years	114	53.2%	113	53.0%	111	52.7%
Age 40 to 64 Years	116	53.8%	110	52.4%	107	51.7%
Age 65 Years or Over	95	48.7%	94	48.6%	96	48.9%

CHARTER REALTY

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28-60 Pearson Blvd Gardner, MA 01440	3 mi radius		5 mi radius		7 mi radius	
Household Type (2025)						
Total Households	9,711		14,156		19,532	
Households with Children	2,287	23.6%	3,562	25.2%	5,149	26.4%
Average Household Size	2.3		2.4		2.5	
Household Density per Square Mile	344		180		127	
Population Family	16,346	69.4%	26,029	74.1%	37,991	76.9%
Population Non-Family	5,963	25.3%	7,757	22.1%	9,869	20.0%
Population Group Quarters	1,244	5.3%	1,320	3.8%	1,560	3.2%
Family Households	5,308	54.7%	8,434	59.6%	12,307	63.0%
Married Couple Households	3,502	66.0%	5,963	70.7%	8,959	72.8%
Other Family Households with Children	1,806	34.0%	2,471	29.3%	3,348	27.2%
Family Households with Children	2,280	42.9%	3,552	42.1%	5,136	41.7%
Married Couple with Children	1,335	58.6%	2,284	64.3%	3,412	66.4%
Other Family Households with Children	944	41.4%	1,268	35.7%	1,724	33.6%
Family Households No Children	3,029	57.1%	4,882	57.9%	7,171	58.3%
Married Couple No Children	2,167	71.5%	3,679	75.4%	5,547	77.4%
Other Family Households No Children	862	28.5%	1,203	24.6%	1,624	22.6%
Non-Family Households	4,402	45.3%	5,722	40.4%	7,225	37.0%
Non-Family Households with Children	8	0.2%	10	0.2%	14	0.2%
Non-Family Households No Children	4,395	99.8%	5,712	99.8%	7,211	99.8%
Average Family Household Size	3.1		3.1		3.1	
Average Family Income	$116,945		$128,774		$134,003	
Median Family Income	$100,682		$108,349		$112,737	
Average Non-Family Household Size	1.4		1.4		1.4	
Marital Status (2025)						
Population Age 15 Years or Over	19,880		29,545		41,490	
Never Married	6,641	33.4%	9,219	31.2%	12,401	29.9%
Currently Married	8,678	43.7%	14,410	48.8%	20,779	50.1%
Previously Married	4,561	22.9%	5,917	20.0%	8,310	20.0%
Separated	801	17.6%	1,035	17.5%	1,566	18.8%
Widowed	1,277	28.0%	1,630	27.5%	2,208	26.6%
Divorced	2,483	54.4%	3,252	55.0%	4,535	54.6%
Educational Attainment (2025)						
Adult Population Age 25 Years or Over	17,531		26,000		36,360	
Elementary (Grade Level 0 to 8)	645	3.7%	894	3.4%	1,146	3.2%
Some High School (Grade Level 9 to 11)	1,370	7.8%	1,672	6.4%	2,089	5.7%
High School Graduate	6,035	34.4%	8,276	31.8%	11,044	30.4%
Some College	3,265	18.6%	5,005	19.2%	6,861	18.9%
Associate Degree Only	1,807	10.3%	2,791	10.7%	4,016	11.0%
Bachelor Degree Only	2,839	16.2%	4,572	17.6%	7,047	19.4%
Graduate Degree	1,571	9.0%	2,789	10.7%	4,158	11.4%
Any College (Some College or Higher)	9,482	54.1%	15,157	58.3%	22,081	60.7%
College Degree + (Bachelor Degree or Higher)	4,410	25.2%	7,361	28.3%	11,205	30.8%

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28-60 Pearson Blvd Gardner, MA 01440	3 mi radius		5 mi radius		7 mi radius	
Housing						
Total Housing Units (2025)	10,116		14,755		20,383	
Total Housing Units (2020)	9,980		14,467		19,973	
Historical Annual Growth (2020-2025)	136	-	288	-	410	-
Housing Units Occupied (2025)	9,711	96.0%	14,156	95.9%	19,532	95.8%
Housing Units Owner-Occupied	5,390	55.5%	9,187	64.9%	13,718	70.2%
Housing Units Renter-Occupied	4,321	44.5%	4,969	35.1%	5,814	29.8%
Housing Units Vacant (2025)	405	4.0%	599	4.1%	852	4.2%
Household Size (2025)						
Total Households	9,711		14,156		19,532	
1 Person Households	3,488	35.9%	4,520	31.9%	5,650	28.9%
2 Person Households	2,897	29.8%	4,421	31.2%	6,374	32.6%
3 Person Households	1,376	14.2%	2,195	15.5%	3,152	16.1%
4 Person Households	1,268	13.1%	1,908	13.5%	2,706	13.9%
5 Person Households	440	4.5%	720	5.1%	1,078	5.5%
6 Person Households	160	1.7%	256	1.8%	375	1.9%
7 or More Person Households	83	0.9%	137	1.0%	197	1.0%
Household Income Distribution (2025)						
HH Income $200,000 or More	776	8.0%	1,499	10.6%	2,397	12.3%
HH Income $150,000 to $199,999	618	6.4%	1,236	8.7%	1,933	9.9%
HH Income $125,000 to $149,999	943	9.7%	1,318	9.3%	1,825	9.3%
HH Income $100,000 to $124,999	1,038	10.7%	1,640	11.6%	2,321	11.9%
HH Income $75,000 to $99,999	1,182	12.2%	1,846	13.0%	2,524	12.9%
HH Income $50,000 to $74,999	1,589	16.4%	2,286	16.1%	3,065	15.7%
HH Income $35,000 to $49,999	1,069	11.0%	1,294	9.1%	1,780	9.1%
HH Income $25,000 to $34,999	649	6.7%	826	5.8%	971	5.0%
HH Income $15,000 to $24,999	974	10.0%	1,171	8.3%	1,285	6.6%
HH Income $10,000 to $14,999	480	4.9%	539	3.8%	729	3.7%
HH Income Under $10,000	392	4.0%	502	3.5%	701	3.6%
Household Vehicles (2025)						
Households 0 Vehicles Available	1,149	11.8%	1,248	8.8%	1,371	7.0%
Households 1 Vehicle Available	4,098	42.2%	5,325	37.6%	6,928	35.5%
Households 2 Vehicles Available	3,053	31.4%	5,076	35.9%	7,350	37.6%
Households 3 or More Vehicles Available	1,411	14.5%	2,508	17.7%	3,883	19.9%
Total Vehicles Available	15,246		24,297		35,129	
Average Vehicles per Household	1.6		1.7		1.8	
Owner-Occupied Household Vehicles	10,512	69.0%	18,764	77.2%	28,520	81.2%
Average Vehicles per Owner-Occupied Household	2.0		2.0		2.1	
Renter-Occupied Household Vehicles	4,734	31.0%	5,533	22.8%	6,609	18.8%
Average Vehicles per Renter-Occupied Household	1.1		1.1		1.1	
Travel Time (2025)						
Worker Base Age 16 years or Over	11,325		17,605		25,176	
Travel to Work in 14 Minutes or Less	2,589	22.9%	3,887	22.1%	5,140	20.4%
Travel to Work in 15 to 29 Minutes	2,584	22.8%	4,090	23.2%	5,983	23.8%
Travel to Work in 30 to 59 Minutes	3,352	29.6%	5,168	29.4%	7,579	30.1%
Travel to Work in 60 Minutes or More	1,590	14.0%	2,488	14.1%	3,448	13.7%
Work at Home	1,209	10.7%	1,972	11.2%	3,027	12.0%
Average Minutes Travel to Work	27.8		27.8		27.9	

CHARTER REALTY

Lat/Lon: 42.5654/-71.976

28-60 Pearson Blvd Gardner, MA 01440	3 mi radius		5 mi radius		7 mi radius	
Transportation To Work (2025)						
Worker Base Age 16 years or Over	11,325		17,605		25,176	
Drive to Work Alone	7,976	70.4%	13,028	74.0%	18,951	75.3%
Drive to Work in Carpool	1,055	9.3%	1,293	7.3%	1,631	6.5%
Travel to Work by Public Transportation	376	3.3%	458	2.6%	523	2.1%
Drive to Work on Motorcycle	40	0.4%	41	0.2%	41	0.2%
Bicycle to Work	27	0.2%	28	0.2%	29	0.1%
Walk to Work	242	2.1%	313	1.8%	416	1.7%
Other Means	399	3.5%	472	2.7%	558	2.2%
Work at Home	1,209	10.7%	1,972	11.2%	3,027	12.0%
Daytime Demographics (2025)						
Total Businesses	751		1,068		1,501	
Total Employees	8,233		12,421		17,043	
Company Headquarter Businesses	24	3.2%	33	3.1%	48	3.2%
Company Headquarter Employees	924	11.2%	1,357	10.9%	2,009	11.8%
Employee Population per Business	11.0	to 1	11.6	to 1	11.4	to 1
Residential Population per Business	31.4	to 1	32.9	to 1	32.9	to 1
Adj. Daytime Demographics Age 16 Years or Over	16,552		23,972		32,776	
Labor Force						
Labor Population Age 16 Years or Over (2025)	19,651		29,189		40,970	
Labor Force Total Males (2025)	10,307	52.4%	15,118	51.8%	21,095	51.5%
Male Civilian Employed	5,959	57.8%	9,188	60.8%	13,166	62.4%
Male Civilian Unemployed	367	3.6%	534	3.5%	833	4.0%
Males in Armed Forces	6	-	32	0.2%	58	0.3%
Males Not in Labor Force	3,975	38.6%	5,364	35.5%	7,038	33.4%
Labor Force Total Females (2025)	9,344	47.6%	14,071	48.2%	19,875	48.5%
Female Civilian Employed	5,366	57.4%	8,418	59.8%	12,013	60.4%
Female Civilian Unemployed	224	2.4%	262	1.9%	432	2.2%
Females in Armed Forces	-	-	-	-	-	-
Females Not in Labor Force	3,754	40.2%	5,391	38.3%	7,431	37.4%
Unemployment Rate	591	3.0%	796	2.7%	1,265	3.1%
Occupation (2025)						
Occupation Population Age 16 Years or Over	11,325		17,605		25,176	
Occupation Total Males	5,959	52.6%	9,188	52.2%	13,163	52.3%
Occupation Total Females	5,366	47.4%	8,418	47.8%	12,013	47.7%
Management, Business, Financial Operations	1,513	13.4%	2,576	14.6%	3,731	14.8%
Professional, Related	3,022	26.7%	4,633	26.3%	6,751	26.8%
Service	1,659	14.6%	2,682	15.2%	3,906	15.5%
Sales, Office	2,515	22.2%	3,902	22.2%	5,348	21.2%
Farming, Fishing, Forestry	45	0.4%	118	0.7%	202	0.8%
Construction, Extraction, Maintenance	1,046	9.2%	1,568	8.9%	2,375	9.4%
Production, Transport, Material Moving	1,525	13.5%	2,127	12.1%	2,864	11.4%
White Collar Workers	7,049	62.2%	11,111	63.1%	15,829	62.9%
Blue Collar Workers	4,275	37.8%	6,495	36.9%	9,347	37.1%

Lat/Lon: 42.5654/-71.976

28-60 Pearson Blvd **Gardner, MA 01440**	**3 mi radius**		**5 mi radius**		**7 mi radius**	
Units In Structure (2025)						
Total Units	9,711		14,156		19,532	
1 Detached Unit	4,884	50.3%	8,466	59.8%	12,582	64.4%
1 Attached Unit	312	3.2%	511	3.6%	822	4.2%
2 Units	945	9.7%	1,234	8.7%	1,609	8.2%
3 to 4 Units	1,256	12.9%	1,423	10.1%	1,733	8.9%
5 to 9 Units	633	6.5%	680	4.8%	798	4.1%
10 to 19 Units	411	4.2%	469	3.3%	513	2.6%
20 to 49 Units	552	5.7%	595	4.2%	642	3.3%
50 or More Units	620	6.4%	644	4.6%	678	3.5%
Mobile Home or Trailer	98	1.0%	133	0.9%	156	0.8%
Other Structure	-	-	-	-	-	-
Homes Built By Year (2025)						
Homes Built 2020 or later	81	0.8%	127	0.9%	159	0.8%
Homes Built 2010 to 2019	365	3.6%	711	4.8%	1,011	5.0%
Homes Built 2000 to 2009	652	6.4%	1,195	8.1%	1,970	9.7%
Homes Built 1990 to 1999	624	6.2%	1,184	8.0%	1,860	9.1%
Homes Built 1980 to 1989	1,070	10.6%	1,652	11.2%	2,520	12.4%
Homes Built 1970 to 1979	1,064	10.5%	1,582	10.7%	2,097	10.3%
Homes Built 1960 to 1969	804	7.9%	1,033	7.0%	1,351	6.6%
Homes Built 1950 to 1959	1,020	10.1%	1,363	9.2%	1,741	8.5%
Homes Built 1940 to 1949	607	6.0%	871	5.9%	1,163	5.7%
Homes Built Before 1939	3,424	33.8%	4,436	30.1%	5,660	27.8%
Median Age of Homes	62.6	yrs	59.2	yrs	57.2	yrs
Home Values (2025)						
Owner Specified Housing Units	5,390		9,187		13,718	
Home Values $1,000,000 or More	98	1.8%	140	1.5%	208	1.5%
Home Values $750,000 to $999,999	138	2.6%	319	3.5%	565	4.1%
Home Values $500,000 to $749,999	662	12.3%	1,448	15.8%	2,247	16.4%
Home Values $400,000 to $499,999	1,125	20.9%	1,848	20.1%	2,661	19.4%
Home Values $300,000 to $399,999	1,428	26.5%	2,609	28.4%	4,126	30.1%
Home Values $250,000 to $299,999	670	12.4%	1,052	11.5%	1,618	11.8%
Home Values $200,000 to $249,999	428	7.9%	669	7.3%	894	6.5%
Home Values $175,000 to $199,999	195	3.6%	273	3.0%	371	2.7%
Home Values $150,000 to $174,999	202	3.7%	256	2.8%	298	2.2%
Home Values $125,000 to $149,999	83	1.5%	102	1.1%	128	0.9%
Home Values $100,000 to $124,999	110	2.0%	124	1.4%	159	1.2%
Home Values $90,000 to $99,999	4	-	5	-	7	-
Home Values $80,000 to $89,999	6	0.1%	8	-	15	0.1%
Home Values $70,000 to $79,999	8	0.1%	11	0.1%	11	-
Home Values $60,000 to $69,999	2	-	6	-	8	-
Home Values $50,000 to $59,999	6	0.1%	13	0.1%	16	0.1%
Home Values $35,000 to $49,999	24	0.5%	63	0.7%	80	0.6%
Home Values $25,000 to $34,999	33	0.6%	50	0.5%	70	0.5%
Home Values $10,000 to $24,999	103	1.9%	113	1.2%	121	0.9%
Home Values Under $10,000	66	1.2%	77	0.8%	113	0.8%
Owner-Occupied Median Home Value	$354,255		$374,402		$380,514	
Renter-Occupied Median Rent	$1,152		$1,168		$1,174	

CHARTER REALTY

Lat/Lon: 42.5654/-71.976

28-60 Pearson Blvd Gardner, MA 01440	3 mi radius		5 mi radius		7 mi radius	
Total Annual Consumer Expenditure (2025)						
Total Household Expenditure	$906.37 M		$1.44 B		$2.08 B	
Total Non-Retail Expenditure	$449.64 M		$715.77 M		$1.04 B	
Total Retail Expenditure	$456.73 M		$721.63 M		$1.04 B	
Alcoholic Beverages	$5.5 M		$8.75 M		$12.64 M	
Apparel	$16.72 M		$26.38 M		$38 M	
Contributions	$28.31 M		$45.7 M		$66.5 M	
Education	$20.29 M		$32.54 M		$47.22 M	
Entertainment	$51.85 M		$81.67 M		$117.58 M	
Food Away From Home	$39.72 M		$62.78 M		$90.52 M	
Grocery	$60.89 M		$92.96 M		$131.92 M	
Health Care	$65.09 M		$96.12 M		$133.61 M	
Household Furnishings and Equipment	$23.97 M		$37.97 M		$54.81 M	
Household Operations	$16.91 M		$26.59 M		$38.27 M	
Miscellaneous Expenses	$15.47 M		$24.45 M		$35.24 M	
Personal Care	$11.87 M		$18.28 M		$26.04 M	
Shelter	$149.75 M		$227.16 M		$320.86 M	
Tax and Retirement	$215.12 M		$360.78 M		$535.48 M	
Tobacco and Related	$4.78 M		$6.9 M		$9.54 M	
Transportation	$136.59 M		$222.13 M		$324.55 M	
Utilities	$43.53 M		$66.24 M		$93.86 M	
Monthly Household Consumer Expenditure (2025)						
Total Household Expenditure	$7,778		$8,462		$8,860	
Total Non-Retail Expenditure	$3,859	49.6%	$4,214	49.8%	$4,423	49.9%
Total Retail Expenditures	$3,919	50.4%	$4,248	50.2%	$4,437	50.1%
Alcoholic Beverages	$47	0.6%	$51	0.6%	$54	0.6%
Apparel	$144	1.8%	$155	1.8%	$162	1.8%
Contributions	$243	3.1%	$269	3.2%	$284	3.2%
Education	$174	2.2%	$192	2.3%	$201	2.3%
Entertainment	$445	5.7%	$481	5.7%	$502	5.7%
Food Away From Home	$341	4.4%	$370	4.4%	$386	4.4%
Grocery	$523	6.7%	$547	6.5%	$563	6.4%
Health Care	$559	7.2%	$566	6.7%	$570	6.4%
Household Furnishings and Equipment	$206	2.6%	$224	2.6%	$234	2.6%
Household Operations	$145	1.9%	$157	1.8%	$163	1.8%
Miscellaneous Expenses	$133	1.7%	$144	1.7%	$150	1.7%
Personal Care	$102	1.3%	$108	1.3%	$111	1.3%
Shelter	$1,285	16.5%	$1,337	15.8%	$1,369	15.5%
Tax and Retirement	$1,846	23.7%	$2,124	25.1%	$2,285	25.1%
Tobacco and Related	$41	0.5%	$41	0.5%	$41	0.5%
Transportation	$1,172	15.1%	$1,308	15.5%	$1,385	15.6%
Utilities	$374	4.8%	$390	4.6%	$400	4.5%

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