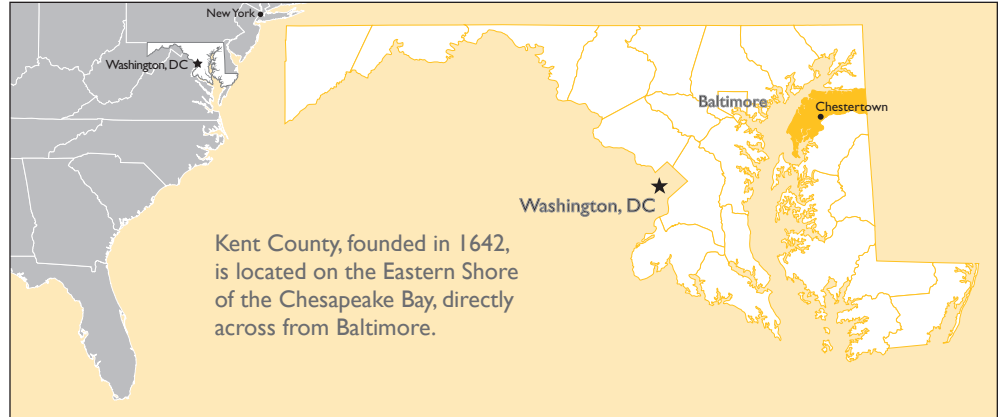


Brief Economic Facts

KENT COUNTY, MARYLAND

Kent County, founded in 1642, sits directly east of Baltimore and the Chesapeake Bay, with Washington DC 50 miles to the southwest and Philadelphia 60 miles to the northeast. The county is located within 90 minutes of three international airports and three major seaports. Route 301 links Maryland to Delaware, thus making Kent County a prime location for warehouse and distribution operations and commercial transportation. The county's private sector industries generate nearly a billion in gross regional product in 2022.



With its diverse business landscape, affordable land, and low cost of living, it is a great place for businesses and new residents. Kent County is one of only five counties in Maryland with no personal property tax. Investing in its open-access fiber broadband availability, encourages the growth of diverse businesses such as datacenters, call centers, cyber security, telemedicine, training, and education centers. The Chestertown Business Campus, a premier economic development project, offers opportunities to attract new and expanding businesses

in the region.

Kent County is ideal for emerging technologies including environmental, aquaculture, and agriculture businesses, with over 134,000 acres of farmland, 265 miles of tidal shoreline, and proximity to federal labs and research centers. For more information, visit www.kentcounty.com/business

LOCATION

Driving distance from Chestertown:	Miles	Kilometers
Atlanta, Georgia	692	1,113
Baltimore, Maryland	64	103
Boston, Massachusetts	381	613
Chicago, Illinois	747	1,202
New York, New York	170	274
Philadelphia, Pennsylvania	81	131
Pittsburg, Pennsylvania	283	456
Richmond, Virginia	173	279
Washington, DC	76	122

CLIMATE AND GEOGRAPHY¹

Yearly Precipitation (inches)	44.1
Yearly Snowfall (inches)	16.4
Summer Temperature (°F)	75.3
Winter Temperature (°F)	35.7
Days Below Freezing	89.5
Land Area (square miles)	278.3
Water area (square miles)	25.3
Shoreline (miles)	343
Elevation (ft)	sea level to 102

POPULATION^{2,3}

	Kent County Households	Kent County Population	Upper Eastern Shore*	Maryland
2010	8,175	20,197	235,623	5,773,552
2020	7,850	19,192	244,242	6,055,802
2030**	8,600	19,340	261,360	6,254,500

*Caroline, Cecil, Dorchester, Kent and Talbot counties

**Projections

Selected places population (2020): Chestertown 5,532; Rock Hall 1,192; Galena 536; Millington 547

POPULATION DISTRIBUTION^{2,3} (2023)

Age	Number	Percent
Under 5yrs	780	4.0%
5 - 19 yrs	3,120	16.2%
20 - 44 yrs	5,144	26.7%
45 -64 yrs	5,043	26.2%
65 and over	5,178	26.9%
Total	19,265	100.0%
Median Age		48.4 Years

Brief Economic Facts KENT COUNTY, MARYLAND

LABOR AVAILABILITY^{3,4,5} (BY PLACE OF RESIDENCE)

Civilian Labor Force (2024 avg.)	County	Labor Mkt. Area*
Total civilian labor force	8,980	229,220
Employment	8,663	221,559
Unemployment	4,799	7,661
Unemployment rate	2.6%	3.3%

Residents commuting outside the county to work (2019-2023)	Number	Percent
	1,291	14.2%

Employment in selected occupations (2019-2023)

Occupation	Number	Percent
Management, business, science and arts	3,904	40.8%
Service	1,647	17.2%
Sales and office	1,760	18.4%
Production, transp. and material moving	1,147	12.0%

*Caroline, Cecil, Dorchester, Kent, Queen Anne's, Somerset, Talbot, Wicomico, and Worcester Counties

MAJOR EMPLOYERS^{6,7} (2023-2024)

Employer	Product/Service	Employment
Washington College	Higher Education	466
Dixon Valve	Valves & Couplings	420
David A. Bramble	Asphalt Paving & Road Construction	240
Acts Retirement Life/Heron Point of Chestertown	Retirement community	190
YMCA Camp Tockwogh *	Recreation Facility	160
Gillespie & Son		154
LaMotte	Chemical Testing Equipment	150
Chestertown Nursing Rehab	Health services	138
University of Maryland Shore Regional	Medical Services	116
Echo Hill Outdoor Camp	Amusements & attractions	110
Redner's	Groceries	102
Talkie Communications	Internet service provider	94
Resorts at Chester River Manor	Nursing Care	92
Kent Center	Medical & Support Services for Person with Disabilities	91
Angelica Nurseries *	Plants & Flowers	85
Chester River Yacht & Country Club*	Country Club	85
Waterman's Crab House*	Restaurant	75
The Molly's Group	Restaurant and Retail	70
Acme Markets	Groceries	67
Food Lion	Groceries	65
Peoples Bank	Finance	63

Excludes post offices, state and local governments, national retail and national food service; includes higher education

*Includes seasonal workers

EMPLOYMENT⁴ (2024)

Industry	Estab-lishments	Annual Avg. Empl.	Empl. %	Avg. Wkly. Wage
Federal Government	10	63	0.8%	1,301
State Government	8	ND	ND	ND
Local Government	16	ND	ND	ND
Private Sector	718	6,548	85.7%	990
Natural resources and mining	41	284	3.7%	1,103
Construction	74	444	5.8%	1,140
Manufacturing	32	920	12.0%	1,262
Trade, Transportation, and utilities	118	1,044	13.7%	790
Information	8	66	0.9%	1,184
Financial activities	52	255	3.3%	1,576
Professional and business services	121	538	7.0%	1,527
Education and health services	99	1,712	22.4%	941
Leisure and hospitality	94	1,045	13.7%	541
Other Services	80	241	3.2%	838
Total	752	7,645	100.0%	1,017

Includes civilian employment only

*Confidential

HOURLY WAGE RATES⁴ (2023)

Selected Occupations	Median	Entry	Skilled
Accountants and Auditors	\$37.78	\$27.15	\$47.78
Assemblers and Fabricators	\$20.15	\$16.44	\$22.66
Biological Technicians	\$22.40	\$18.94	\$25.30
Bookkeeping Clerks	\$23.12	\$17.76	\$27.22
Network Support Specialists	\$43.30	\$30.38	\$51.99
Computer Systems Analysts	\$52.21	\$33.37	\$63.50
Computer User Support Specialists	\$28.96	\$20.79	\$34.23
Customer Service Representatives	\$18.82	\$14.84	\$22.59
Electrical Engineers	\$37.50	\$25.81	\$49.04
Industrial Truck Operators	\$21.11	\$15.57	\$24.81
Information Security Analysts	\$63.78	\$46.16	\$79.18
Inspectors, Testers, Sorters	\$19.38	\$16.85	\$24.50
Laborers and Freight, Hand	\$16.81	\$14.67	\$19.68
Machinists	\$25.76	\$21.21	\$27.63
Maintenance Workers, Machinery	\$27.70	\$21.96	\$31.02
Mechanical Engineers	\$37.89	\$26.79	\$42.56
Packaging Operators and Tenders	\$17.49	\$15.11	\$20.54
Packers and Packagers, Hand	\$16.24	\$13.62	\$18.42
Secretaries and Admin Assistants	\$21.55	\$16.53	\$25.60
Shipping, Receiving Clerks	\$18.00	\$16.03	\$22.05
Stockers and Order Fillers	\$17.73	\$14.27	\$18.91

Wages are an estimate of what workers might expect to receive on the Upper Eastern Shore (Caroline, Dorchester, Kent, Queen Anne's and Talbot counties) and may vary by industry, employer and locality

Brief Economic Facts KENT COUNTY, MARYLAND

SCHOOLS AND COLLEGES^{3,8}

Educational Attainment - age 25 & over (2019-2023)

High school graduate or higher	91.8%
Bachelor's degree or higher	37.9%

Public Schools

Number: 3 elementary; 1 middle/comb.; 1 high
Enrollment: 1,732
Cost per pupil: \$22,415
Students per teacher: 10.6
High school career / tech enrollment: 411
High school graduates: 134

Nonpublic Schools Number: 8

Higher Education (2022)	Enrollment	Degrees
2-year institution		
Chesapeake College*	1,794	298
4-year institutions		
Washington College	952	297

* A regional community college serving residents of Kent County; main campus is located in adjacent Queen Anne's County

TAX RATES⁹

	Kent County	Maryland
Corporate Income Tax	none	8.25%

Base – federal taxable income

Personal Income Tax	3.20%	2.0-5.75%
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Base – federal adjusted gross income

*Graduated rate peaking at 5.75% on taxable income over \$300,000

Sales & Use Tax	none	6.0%
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Exempt – sales for resale; manufacturer's purchase of raw materials; manufacturing machinery and equipment; purchases of materials and equipment used in R&D and testing of finished products; purchases of computer programs for reproduction or incorporation into another computer program for resale

Real Property Tax	\$1.022	\$0.1120
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Effective rate per \$100 of assessed value

In an incorporated area, a municipal rate will also apply

Business Personal Prop. Tax	none	none
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Rate per \$100 of depreciated value

No county personal property tax on ordinary business property
\$2.555/\$100 applicable to utility-scale electricity generating equipment only
In an incorporated area, a municipal rate may apply

Major Tax Credits Available

Enterprise Zone, Job Creation, More Jobs for Marylanders, R&D, New Jobs, Biotechnology and Cybersecurity Investment, A&E District

INCOME³ (2019-2023)

Distribution	Percent Households		
	Kent Co.	Maryland	U.S.
Under \$25,000	11.9	11.3	15.0
\$25,000 - \$49,999	22.6	12.7	17.3
\$50,000 - \$74,999	15.7	13.2	15.7
\$75,000 - \$99,999	11.9	12.0	12.7
\$100,000 - \$149,999	18.1	19.3	17.4
\$150,000 - \$199,999	10.4	12.4	9.3
\$200,000 and over	9.4	19.2	12.6
Median household	\$74,402	\$101,652	\$78,538
Average household	\$100,801	\$133,800	\$110,491
Per Capita	\$45,817	\$51,689	\$43,289
Total income (millions)	\$860	\$313,026	\$14,085,709

HOUSING^{3,10}

Occupied Units (2019-2023) 10,320 (69.8% owner occupied)

Housing Transactions (2024)

Units Sold	317
Median Selling Price	\$339,500

*All multiple listed properties excludes auctions and FSBO

BUSINESS AND INDUSTRIAL PROPERTY⁶

Industrial sites in the county range in size and price, depending on location and infrastructure. Wireless broadband is available. **Radcliffe Creek Business & Professional Park** - Located on Route 291 in Chestertown with campus-style professional and industrial buildings.

Chestertown Business Park - Located on 28 Acres on High Street, the Chestertown Business Park is comprised of five buildings with space ranging from warehouse space to flex space to professional office space within walking distance to restaurants, shops, and services in Downtown Chestertown.

Interstate 301 Industrial Area - Easy access to MD Route 301 near the town of Millington and less than 20 miles south of Middletown, DE.

Chestertown Business Campus - Covering 80 acres on MD Route 213, this innovative business-living campus offers a balanced lifestyle of work and healthy activities which is environmentally friendly with green construction and energy saving strategies. Designed as a bike friendly, walkable community, there is easy access to a variety of businesses and recreation.

Kent County is home to many diverse businesses such as, oyster farms, wineries, hydroponic farms, professional services, biotechnology, manufacturing, restaurants, and healthcare. The county welcomes clean industrial development and agriculture, biomedical, and technology partners.

Market Profile Data (2023)	Low	High
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Land – cost per acre

Industrial	\$15,000	\$40,000
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Rental Rates – per square foot

Warehouse / Industrial	\$4.50	\$9.50
Flex / R&D / Technology	\$9.00	\$18.00
Class A Office	\$15.00	\$25.00

Brief Economic Facts // KENT COUNTY, MARYLAND

TRANSPORTATION

Highways: U.S. 301 and MD 213

Rail: Maryland & Delaware Railroad Company with access to Norfolk Southern Railway; Amtrak passenger service provided in Wilmington, Delaware approximately 60 miles from Chestertown

Truck: More than 100 local and long-distance trucking establishments are located on the Upper Eastern Shore

Water: Served by the Port of Baltimore, 50' channel; a leading U.S. automobile and break-bulk port; seven public terminals including the state-of-the-art Intermodal Container Transfer Facility

Air: Served by Baltimore/Washington International Thurgood Marshall Airport (BWI), approximately 64 miles from Chestertown, and Philadelphia International Airport (PHL), approximately 72 miles from Chestertown; Massey Aerodrome (3000' turf runway) is approximately 19 miles from Chestertown

RECREATION AND CULTURE

Parks: Nine county parks; in addition, Eastern Neck National Wildlife Refuge, Cypress Branch State Park, Turner's Creek and the Sassafras River Natural Resource Management Area appeal to nature lovers.

Recreation: Public beaches, marinas, county-owned landings, private yacht clubs, fishing charters and other boat charters provide opportunities for water-related activities; hunting of geese, ducks, deer and upland game, fishing and paddling are other recreational pastimes .

Attractions: 18th and 19th century buildings, several museums, and open landscapes that complement Kent County's Chesapeake Country National Scenic Byway, Star-Spangled Banner Trail, and Maryland certified Stories of the Chesapeake Heritage Area.

Arts & Entertainment District: Chestertown.

Events: Tea Party, National Music Festival, River Arts Studio Tour and Show, Legacy Day, Sultana Downrigging, Dickens of a Christmas, Rock Hall's Pirates & Wenches Weekend, Rock Fish Tournament, FallFest and Rock Hall New Year's Eve Celebration; Betterton Day; Galena Dogwood Festival; Massey Air Show; and the Kent County Fair.

UTILITIES

Electricity: Delmarva Power and Choptank Electric Cooperative, Inc.; customers of investor-owned utilities and major cooperatives may choose their electric supplier

Water: Municipal systems in Betterton, Chestertown, Galena, Millington and Rock Hall; county systems serve Edesville, Fairlee, Kennedyville, Millington and Worton

Sewer: Municipal systems in Betterton, Chestertown, Galena, Millington and Rock Hall; county systems serve Edesville, Fairlee, Galena, Kennedyville, Millington, Quaker Neck, Rock Hall, Tolchester and Worton

Telecommunications: Verizon Maryland, BridgeMAXX, AT&T, Sprint, Thinkbig Networks, Talkie, and others; cable provided by Breezeline; satellite TV provided by DirectTV

GOVERNMENT

County Seat: Chestertown

Government: Three commissioners elected at large for four-year terms; code home rule government allows for broad local legislative authority

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410.778.4600

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www.kentcounty.com/business

Sources:

1 National Oceanic and Atmospheric Administration (1981-2010 normals); Maryland Geological Survey

2 American Community Survey

3 U.S. Bureau of the Census

4 Maryland Department of Labor, Office of Workforce Information and Performance

5 U.S. Bureau of Labor Statistics

6 Kent County Economic & Tourism Development

7 Maryland Department of Commerce

8 Maryland State Department of Education; Maryland Higher Education Commission

9 Maryland State Department of Assessments and Taxation; Comptroller of the Treasury

10 Maryland Association of Realtors

11 Maryland State Archives; Maryland Association of Counties