

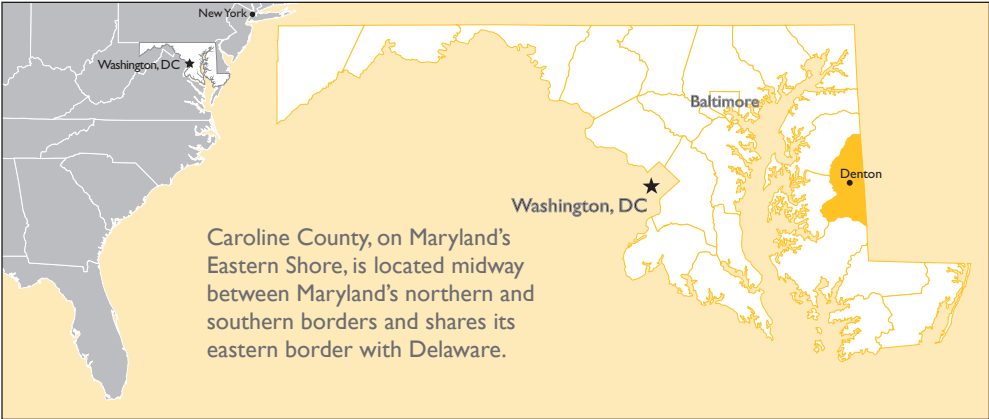
# Brief Economic Facts

## CAROLINE COUNTY, MARYLAND

Caroline County is a strong economic center on Maryland's Eastern Shore. Leading industries are manufacturing, construction, transportation and logistics, and agriculture, with private sector industries generating \$1.0 billion in economic output. The county offers a sizable technical workforce who are well skilled to meet the needs of the County's businesses. Located on major transportation arteries that serve the Mid-Atlantic region, Caroline County has become a major logistics hub, especially for the agricultural industry.

Manufacturing facilities are strategically located throughout Caroline County with industrial corridors positioned in the towns of Denton and Greensboro, a shovel ready technology park in Ridgely and three industrial parks in Federalsburg.

Located less than 2 hours from the Metropolitan Statistical Areas of Washington DC, Baltimore, and Philadelphia, Caroline County offers a high quality of life with rural landscapes,



outdoor adventures, heritage experiences & small-town charm.

New commercial development in Denton, along MD Rt.404 is underway. Caroline County's most anticipated outdoor recreation destination, North County Regional Park, 207 acres along the upper Choptank River, is slated to break ground in 2025. Phase I of development will feature 4 multipurpose sports fields, walking nature trails, a pump track for cyclists, a pavilion, and an enormous playground!

### LOCATION

| Driving distance from Denton: | Miles | Kilometers |
|-------------------------------|-------|------------|
| Atlanta, Georgia              | 689   | 1,108      |
| Baltimore, Maryland           | 61    | 98         |
| Boston, Massachusetts         | 395   | 636        |
| Chicago, Illinois             | 746   | 1,200      |
| New York, New York            | 184   | 296        |
| Philadelphia, Pennsylvania    | 96    | 154        |
| Pittsburgh, Pennsylvania      | 282   | 454        |
| Richmond, Virginia            | 170   | 274        |
| Washington, DC                | 73    | 117        |

### CLIMATE AND GEOGRAPHY<sup>1</sup>

|                               |                 |
|-------------------------------|-----------------|
| Yearly Precipitation (inches) | 46.0            |
| Yearly Snowfall (inches)      | 14.2            |
| Summer Temperature (°F)       | 75.4            |
| Winter Temperature (°F)       | 36.9            |
| Days Below Freezing           | 82.4            |
| Land Area (square miles)      | 320.8           |
| Water area (square miles)     | 3.6             |
| Shoreline                     | 120             |
| Elevation (ft)                | sea level to 79 |

### POPULATION<sup>2,3</sup>

|        | Caroline County Households | Caroline County Population | Upper Eastern Shore* | Maryland  |
|--------|----------------------------|----------------------------|----------------------|-----------|
| 2010   | 12,150                     | 33,066                     | 235,623              | 5,773,552 |
| 2020   | 12,275                     | 33,492                     | 244,242              | 6,055,802 |
| 2030** | 13,900                     | 37,190                     | 261,360              | 6,254,500 |

\*Caroline, Cecil, Dorchester, Kent and Talbot counties  
\*\*Projections  
Selected places population (2020): Denton 4,793; Federalsburg 2,842; Greensboro 1,928; Ridgely 1,621

### POPULATION DISTRIBUTION<sup>2,3</sup> (2024)

| Age         | Number | Percent |
|-------------|--------|---------|
| Under 5yrs  | 2,160  | 6.4%    |
| 5 - 19 yrs  | 6,557  | 19.5%   |
| 20 - 44 yrs | 10,156 | 30.2%   |
| 45 - 64 yrs | 8,965  | 26.6%   |
| 65 and over | 5,831  | 17.3%   |
| Total       | 33,669 | 100.0%  |
| Median Age  |        | 39.9    |

# Brief Economic Facts CAROLINE COUNTY, MARYLAND

## LABOR AVAILABILITY<sup>3,4,5</sup> (BY PLACE OF RESIDENCE)

| Civilian Labor Force (2024 avg.)                           | County          | Labor Mkt. Area* |
|------------------------------------------------------------|-----------------|------------------|
| Total civilian labor force                                 | 15,869          | 229,220          |
| Employment                                                 | 15,389          | 221,559          |
| Unemployment                                               | 480             | 7,661            |
| Unemployment rate                                          | 3.0%            | 3.3%             |
| Residents commuting outside the county to work (2020-2024) | Number<br>9,783 | Percent<br>62.3% |

| Employment in selected occupations (2020-2024) |       |       |
|------------------------------------------------|-------|-------|
| Management, business, science and arts         | 4,829 | 30.3% |
| Service                                        | 3,035 | 19.0% |
| Sales and office                               | 3,231 | 20.2% |
| Production, transp. and material moving        | 2,191 | 13.7% |

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

## MAJOR EMPLOYERS<sup>6,7</sup> (2023-2024)

| Employer                         | Product/Service                          | Employment |
|----------------------------------|------------------------------------------|------------|
| Dart Container                   | Paper & Plastic Service Ware             | 600        |
| Benedictine                      | Private School for Exceptional Children  | 375        |
| Hub Group                        | Freight management                       | 375        |
| Walmart                          | Consumer Goods                           | 275        |
| H&M Bay                          | Refrigerated Trucking & Logistics        | 262        |
| Medifast                         | Dietary health products                  | 260        |
| Preston Automotive Group         | Car Dealers and Service                  | 250        |
| Pep-UP Inc.                      | Propane, fuel, heating oil, & appliances | 230        |
| Choptank Community Health System | Medical services                         | 218        |
| Choptank Electric Cooperative    | Electric utility cooperative             | 170        |
| Lywood                           | Electrical, Automation, and Utilities    | 140        |
| Caroline Center                  | Support Services for Adults              | 126        |
| Burke & Herbert                  | Banking Services                         | 120        |
| Food Lion                        | Groceries                                | 120        |
| Shoreline Vinyl                  | Vinyl Fencing Systems                    | 120        |
| Maryland Plastics                | Plastic tableware                        | 120        |
| Caroline Nursing & Rehab         | Nursing Home                             | 105        |
| Sisk Fulfillment                 | Fulfillment & Direct Marketing           | 100        |
| Johnson Controls                 | Industrial Refridgeration                | 100        |
| Crystal Steel Fabricators        | Steel fabrication                        | 92         |
| Denton Nursing and Rehab         | Nursing Home                             | 85         |
| Lineage                          | Refrigerated logistics & warehousing     | 85         |

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

## EMPLOYMENT<sup>4</sup> (2024)

| Industry                             | Estab-lishments | Annual Avg. Empl. | Empl. % | Avg. Wkly. Wage |
|--------------------------------------|-----------------|-------------------|---------|-----------------|
| Federal Government                   | 12              | 68                | 0.7%    | 1,318           |
| State Government                     | 6               | 208               | 2.2%    | 1,156           |
| Local Government                     | 25              | 1,548             | 16.7%   | 1,092           |
| Private Sector                       | 689             | 7,421             | 80.3%   | 1,016           |
| Natural resources and mining         | 37              | 402               | 4.3%    | 872             |
| Construction                         | 126             | 14                | 0.2%    | 1,314           |
| Manufacturing                        | 28              | 893               | 9.7%    | 1,201           |
| Trade, Transportation, and utilities | 162             | 2,358             | 25.5%   | 976             |
| Information                          | 5               | ND                | ND      | ND              |
| Financial activities                 | 46              | ND                | ND      | ND              |
| Professional and business services   | 106             | 385               | 4.2%    | 1,108           |
| Education and health services        | 62              | 1,270             | 13.7%   | 960             |
| Leisure and hospitality              | 47              | 595               | 6.4%    | 420             |
| Other Services                       | 70              | 288               | 3.1%    | 1,073           |
| Total                                | 732             | 9,246             | 100.0%  | 1,034           |

Includes civilian employment only  
\*Suppressed

## HOURLY WAGE RATES<sup>4</sup> (2024)

| Selected Occupations              | Median  | Entry   | Skilled |
|-----------------------------------|---------|---------|---------|
| Accountants and Auditors          | \$37.91 | \$27.61 | \$49.66 |
| Assemblers and Fabricators        | \$20.61 | \$17.09 | \$24.84 |
| Biological Technicians            | \$22.42 | \$19.09 | \$29.29 |
| Bookkeeping Clerks                | \$23.74 | \$18.49 | \$28.30 |
| Network Support Specialists       | \$40.38 | \$29.93 | \$52.39 |
| Computer Systems Analysts         | \$46.91 | \$32.93 | \$62.69 |
| Computer User Support Specialists | \$28.82 | \$20.19 | \$35.83 |
| Customer Service Representatives  | \$18.44 | \$15.69 | \$22.95 |
| Industrial Truck Operators        | \$22.61 | \$17.28 | \$25.52 |
| Information Security Analysts     | \$58.66 | \$36.75 | \$70.10 |
| Inspectors, Testers, Sorters      | \$21.35 | \$17.46 | \$26.57 |
| Laborers and Freight, Hand        | \$17.55 | \$15.60 | \$20.84 |
| Machinists                        | \$25.07 | \$20.48 | \$28.18 |
| Maintenance Workers, Machinery    | \$30.16 | \$22.23 | \$32.35 |
| Mechanical Engineers              | \$38.18 | \$29.40 | \$45.63 |
| Packaging Operators and Tenders   | \$18.47 | \$16.37 | \$21.58 |
| Packers and Packagers, Hand       | \$16.78 | \$15.34 | \$19.70 |
| Secretaries and Admin Assistants  | \$22.18 | \$17.13 | \$27.18 |
| Shipping, Receiving Clerks        | \$18.48 | \$16.62 | \$22.99 |
| Stockers and Order Fillers        | \$17.80 | \$15.52 | \$19.60 |

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 CAROLINE COUNTY, MARYLAND

## SCHOOLS AND COLLEGES<sup>3,8</sup>

| Educational Attainment - age 25 & over (2020-2024) |       |
|----------------------------------------------------|-------|
| High school graduate or higher                     | 83.8% |
| Bachelor's degree or higher                        | 16.2% |

| Public Schools                                        |  |
|-------------------------------------------------------|--|
| Number: 5 elementary; 2 middle; 2 high; 1 career/tech |  |
| Enrollment: 5,598                                     |  |
| Cost per pupil: \$16,965                              |  |
| Students per teacher: 12.8                            |  |
| High school career / tech enrollment: 1,063           |  |
| High school graduates: 419                            |  |

| Nonpublic Schools Number: 5 |            |         |
|-----------------------------|------------|---------|
| Higher Education (2025)     | Enrollment | Degrees |
| 2-year institution          |            |         |
| Chesapeake College*         | 2,250      | 251     |

Several major universities are located in the region, including Salisbury University, University of Maryland Eastern Shore and Washington College.

\*Located in adjacent Queen Anne's County; coursework is offered at county high schools.

## TAX RATES<sup>9</sup>

|                                                                                                                                                                                                                                                                                                          | Caroline Co. | Maryland |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|----------|
| Corporate Income Tax                                                                                                                                                                                                                                                                                     | none         | 8.25%    |
| Base – federal taxable income                                                                                                                                                                                                                                                                            |              |          |
| Personal Income Tax                                                                                                                                                                                                                                                                                      | 3.20%        | 2.0-5.5% |
| Base – federal adjusted gross income                                                                                                                                                                                                                                                                     |              |          |
| *Graduated rate peaking at 6.5% on taxable income over \$1,300,000                                                                                                                                                                                                                                       |              |          |
| Sales & Use Tax                                                                                                                                                                                                                                                                                          | none         | 6.0%     |
| 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                                                                                                                                                                                                                                                                                        | \$0.9800     | \$0.1120 |
| In an incorporated area, the county rate may vary and a municipal rate will also apply. Upon application to the county, a manufacturer engaged in new construction may be eligible for a five-year tax abatement on real property                                                                        |              |          |
| Business Personal Prop. Tax                                                                                                                                                                                                                                                                              | \$2.45       | none     |
| Rate per \$100 of depreciated value                                                                                                                                                                                                                                                                      |              |          |
| Exempt – manufacturing and R&D machinery, equipment, materials and supplies; manufacturing, R&D and warehousing inventory. In an incorporated area, a municipal rate may also apply; municipal exemptions may be available                                                                               |              |          |

| Major Tax Credits Available                                                                                                       |  |
|-----------------------------------------------------------------------------------------------------------------------------------|--|
| Enterprise Zone, Job Creation, More Jobs for Marylanders, R&D, New Jobs, Biotechnology and Cybersecurity Investment, A&E District |  |

## INCOME<sup>3</sup> (2020-2024)

| Distribution            | Percent Households |           |              |
|-------------------------|--------------------|-----------|--------------|
|                         | Caroline Co.       | Maryland  | U.S.         |
| Under \$25,000          | 15.1               | 11.1      | 14.7         |
| \$25,000 - \$49,999     | 20.9               | 12.4      | 16.7         |
| \$50,000 - \$74,999     | 18.2               | 12.8      | 15.5         |
| \$75,000 - \$99,999     | 14.8               | 11.9      | 12.6         |
| \$100,000 - \$149,999   | 16.5               | 18.9      | 17.5         |
| \$150,000 - \$199,999   | 8.1                | 12.5      | 9.6          |
| \$200,000 and over      | 6.4                | 20.3      | 13.4         |
| Median household        | \$68,457           | \$103,678 | \$80,734     |
| Average household       | \$87,383           | \$136,642 | \$113,530    |
| Per Capita              | \$59,692           | \$79,259  | \$73,204     |
| Total income (millions) | \$1,092            | \$322,875 | \$14,671,198 |

## HOUSING<sup>3,10</sup>

|                             |                               |
|-----------------------------|-------------------------------|
| Occupied Units (2020-2024)  | 12,495 (71.9% owner occupied) |
| Housing Transactions (2025) |                               |
| Units Sold                  | 349                           |
| Median Selling Price        | \$290,000                     |

\*All multiple listed properties excludes auctions and FSBO

## BUSINESS AND INDUSTRIAL PROPERTY<sup>6</sup>

**Feddersburg Industrial Park:** Encompassing 250 acres, the park features existing industrial structures; served by the Maryland & Delaware Railroad.

**Frank M. Adams Industrial Park:** Industrial sites on 22 acres, served by the Maryland & Delaware Railroad.

**Caroline Industrial Park:** Located one-half mile from downtown Feddersburg, encompassing eight acres; served by the Maryland & Delaware Railroad.

**Denton Industrial Park:** Encompasses 120 acres; several existing structures and prepared building sites are available.

**Mid-Shore Technology Park:** 92 acres in Ridgely next to the airport. All Caroline County Industrial Parks are equipped with electricity, water and sewer; broadband internet access, paved roads, and fire and police protection. Buildings from 3,000 sf to 190,000 sf are available in the county.

Culinary Incubator for Food-based businesses at Chesapeake Culinary Arts Center in Denton.

Co-Working Space at Hot Desks in Denton.

| Market Profile Data (2023)     | Low       | High      | Average   |
|--------------------------------|-----------|-----------|-----------|
| Land – cost per acre           |           |           |           |
| Land                           | \$12,000  | \$35,000  | \$23,000  |
| Industrial                     | \$65,000  | \$70,000  | \$67,000  |
| Office                         | \$225,000 | \$275,000 | \$250,000 |
| Rental Rates – per square foot |           |           |           |
| Warehouse / Industrial         | \$7       | \$9       | \$8       |
| Flex / R&D / Technology        | \$7       | \$9       | \$8       |
| Class A Office                 | \$10      | \$15      | \$12      |

# Brief Economic Facts CAROLINE COUNTY, MARYLAND

## TRANSPORTATION

**Highways:** Maryland arteries connect with U.S. 50, U.S. 301, and U.S. 13

**Rail:** Caroline-based Maryland and Delaware Railroad serves the surrounding region with local service and transfer to the national rail network

**Truck:** Over 100 miles of north-south and east-west truck routes; dozens of for-hire trucking companies base operations in Caroline

**Water:** Region 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 (60 miles from Denton)

**Air:** Baltimore/Washington International Thurgood Marshall Airport (BWI) is 60 miles from Denton, an approximate one-hour drive from the county; charter services are available at Easton (15 miles from Denton; 2 runways; longest at 5500') and Ridgely Airpark (5 miles from Denton; 3200' runway); Ronald Reagan Washington National Airport is 78 miles (90 minutes) and Dulles International near Washington, D.C. is 103 miles (2 hours)

## RECREATION AND CULTURE

**Parks:** Caroline has over 8,000 acres of public parks, nature preserves, and wildlife sanctuaries, including Tuckahoe State Park (3,800 acres) and Adkins Arboretum (500 acres); several private parks also offer camping, swimming, fishing and boat rentals; municipal parks in seven towns offer field and court sports.

**Recreation:** Outdoor activities include kayaking, canoeing, disc golfing, shooting, biking, hiking, bird watching, horseback riding, ballooning, camping, boating, fishing and hunting.

**Trails:** Harriet Tubman Underground Railroad Scenic Byway, Chesapeake Country Scenic Byway, Civil War Trail, Tuckahoe & Choptank Rivers Water Trail, Tuckahoe Farmland Bike Trail, and Marshyhope River Hiker-Biker Trail.

**Historical:** The Harriet Tubman Underground Railroad Byway winds its way through Caroline County connecting 12 historically related sites, including the Museum of Rural Life, Linchester Mill, and several sites in downtown Denton.

**Arts & Entertainment District:** Denton.

**Attractions:** The Foundry Community Arts Gallery, Fiber Arts Center of the Eastern Shore, Museum of Rural Life, Adkins Arboretum, Linchester Mill, and two local microbreweries.

**Accommodations:** Best Western Hotel, three campgrounds, and AirBnB participants.

**Events:** Ridgely Strawberry Festival, Caroline Summerfest, Eastern Shore Thresherman Show, Alpaca Farm Festival.

## UTILITIES

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

**Gas:** Natural gas is available in Federalsburg; low-cost propane and biomass fuel are available throughout the county

**Water and Sewer:** Municipal systems in Denton, Federalsburg, Greensboro, Preston, and Ridgely; sewer system in Goldsboro.

**Telecommunications:** High-speed business and residential internet offered by Choptank Fiber, Comcast Cable, and a consortium of suppliers through Maryland Broadband; 4G and 5G service is available depending upon provider

## GOVERNMENT

**County Seat:** Denton

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

J. Travis Breeding, President, Board of County Commissioners  
410.479.0660

Katheleen Freeman County Administrator 410.479.0660

**Website:** [www.carolinemd.org](http://www.carolinemd.org)

**Bond Rating:** AA (S&P); A3 (Moody's)

**Caroline County Economic Development & Tourism**

Bob Zimmeroff, Director

425 Colonial Drive

Denton, Maryland 21629

Telephone: 410.829.2763

Email: [info@carolinebusiness.com](mailto:info@carolinebusiness.com)

[www.carolinebusiness.com](http://www.carolinebusiness.com)

Sources:

- 1 National Oceanic and Atmospheric Administration (1981-2010 normals); Maryland Geological Survey
- 2 Maryland Department of Planning
- 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 Caroline County Economic 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