

Brief Economic Facts

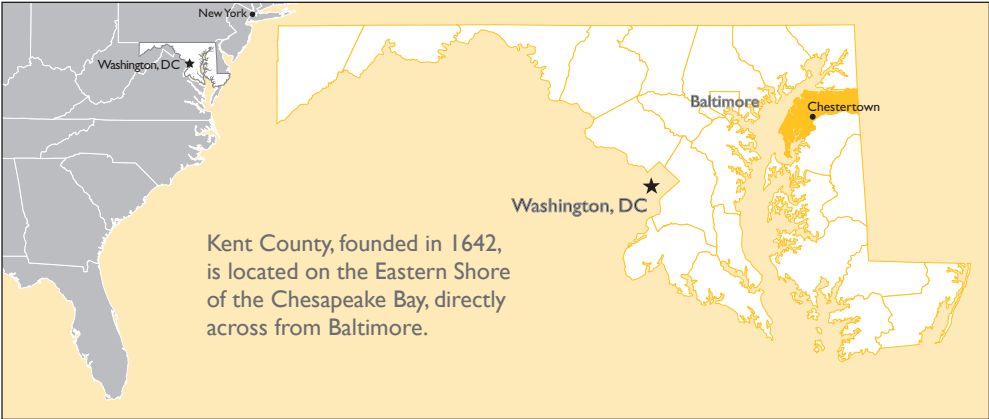
KENT COUNTY, MARYLAND

Kent County, founded in 1642 on Maryland's Eastern Shore, offers businesses a strategic Mid Atlantic location with direct access to Baltimore, Washington, DC, Philadelphia, and major transportation assets. Within 90 minutes of three international airports and three major seaports, the county is ideally positioned for warehouse, distribution, logistics, and commercial operations.

Its 2023 gross regional product of approximately \$1.25 billion reflects a diverse and growing private sector, strengthened by affordable land, a low cost of living, and the absence of personal property tax, an advantage held by only five Maryland counties.

Kent County's countywide fiber optic broadband network further enhances business competitiveness, providing gig speed service through a border to border backbone that connects more than 80 community anchor institutions and supports emerging industries such as data centers, cybersecurity, telemedicine, and call centers.

The Millington Wastewater Treatment Plant expansion adds



another critical asset, enabling commercial development along the rapidly improving US 301 corridor. Its location near the upgraded US 301 and Delaware Route 1 network offers companies excellent highway visibility, efficient north-south mobility, and access to expanding Delaware and Western Shore markets.

Combined with 134,000 acres of farmland, 265 miles of shoreline, the Chestertown Business Campus, and access to federal research institutions, Kent County provides a scalable, infrastructure ready environment for business growth and innovation.

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} (2024)

Age	Number	Percent
Under 5yrs	799	4.1%
5 - 19 yrs	3,100	16.0%
20 - 44 yrs	5,163	26.7%
45 -64 yrs	4,979	25.7%
65 and over	5,305	27.4%
Total	19,346	100.0%
Median Age		48.6

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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	317	7,661
Unemployment rate	3.5%	3.3%
Residents commuting outside the county to work (2020-2024)	Number 2,495	Percent 26.4%

Employment in selected occupations (2020-2024)		
Management, business, science and arts	4,071	41.8%
Service	1,437	14.8%
Sales and office	2,047	21.0%
Production, transp. and material moving	1,083	11.1%

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

MAJOR EMPLOYERS^{6,7} (2024-2025)

Employer	Product/Service	Employment
Dixon Valve	Valves & Couplings	550
Washington College	Higher Education	453
	Asphalt Paving & Road Construction	260
David A. Bramble	Concrete supplier	186
Gillespie & Son		
Acts Retirement Life/Heron Point of Chestertown	Retirement community	179
YMCA Camp Tockwogh *	Recreation Facility	160
	Chemical Testing Equipment	146
LaMotte	Health services	138
Chestertown Nursing Rehab	Internet service provider	120
Talkie Communications		
University of Maryland Shore Regional Health	Medical Services	116
	Amusements & attractions	110
Echo Hill Outdoor Camp	Groceries	100
Redner's		
	Medical & Support Services for Person with Disabilities	92
Kent Center		
Resorts at Chester River Manor	Nursing Care	92
Chester River Yacht & Country Club*	Country Club	85
Acme Markets	Groceries	75
Peoples Bank Powered by Hanscom	Finance	74
Angelica Nurseries *	Plants & Flowers	72
The Molly's Group	Restaurant and Retail	69
Food Lion	Groceries	63
Eastman Specialties	Chemical Manufacturer	52

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	62	0.8%	1,301
State Government	8	ND	ND	ND
Local Government	16	ND	ND	ND
Private Sector	716	6,550	85.6%	990
Natural resources and mining	41	284	3.7%	1,103
Construction	74	ND	ND	1,140
Manufacturing	32	920	12.0%	1,262
Trade, Transportation, and utilities	119	1,044	13.7%	790
Information	8	66	0.9%	1,184
Financial activities	51	255	3.3%	1,575
Professional and business services	120	537	7.0%	1,528
Education and health services	98	1,714	22.4%	941
Leisure and hospitality	94	1,045	13.7%	541
Other Services	80	243	3.2%	847
Total	750	7,648	100.0%	1,017

Includes civilian employment only

*Confidential

HOURLY WAGE RATES⁴ (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 Packers, 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
Telemarketers			

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

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SCHOOLS AND COLLEGES^{3,8}

Educational Attainment - age 25 & over (2020-2024)	
High school graduate or higher	92.9%
Bachelor's degree or higher	39.6%

Public Schools	
Number: 3 elementary; 1 middle/comb.; 1 high	
Enrollment: 1,699	
Cost per pupil: \$22,034	
Students per teacher: 11.3	
High school career / tech enrollment: 411	
High school graduates: 121	

Nonpublic Schools Number: 7		
Higher Education (2025)	Enrollment	Degrees
2-year institution		
Chesapeake College*	2,250	251
4-year institutions		
Washington College	930	206

* 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%	2.0-6.5%
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	\$1.022	\$0.1120
Effective rate per \$100 of assessed value		
In an incorporated area, a municipal rate will also apply		
Business Personal Prop. Tax	none	none
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 (2020-2024)

Distribution	Percent Households		
	Kent Co.	Maryland	U.S.
Under \$25,000	12.1	11.1	14.7
\$25,000 - \$49,999	19.6	12.4	16.7
\$50,000 - \$74,999	16.4	12.8	15.5
\$75,000 - \$99,999	12.9	11.9	12.6
\$100,000 - \$149,999	19.0	18.9	17.5
\$150,000 - \$199,999	9.4	12.5	9.6
\$200,000 and over	10.6	20.3	13.4
Median household	\$80,147	\$103,678	\$80,734
Average household	\$106,060	\$136,642	\$113,530
Per Capita	\$80,878	\$79,259	\$73,204
Total income (millions)	\$901	\$322,875	\$14,671,198

HOUSING^{3,10}

Occupied Units (2020-2024)	8,493 (72.5% owner occupied)
Housing Transactions (2025)	
Units Sold	279
Median Selling Price	\$355,000

*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
Land – cost per acre		
Industrial	\$15,000	\$40,000
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

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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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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