

Brief Economic Facts

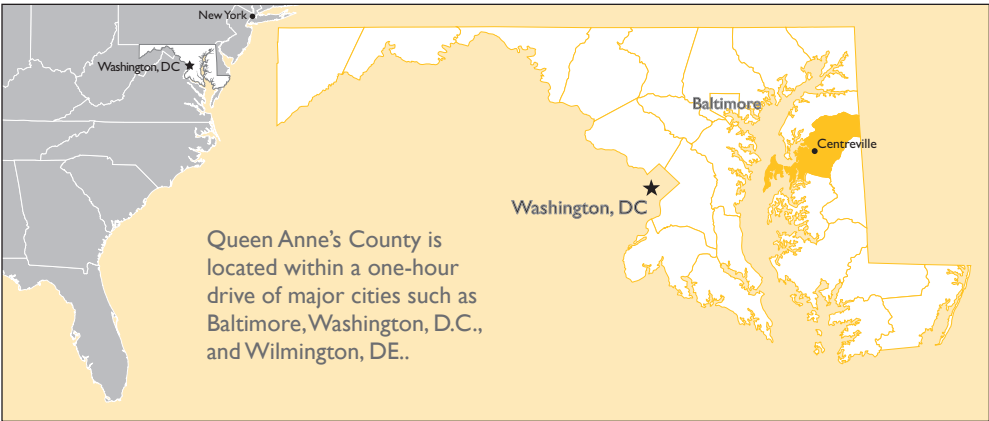
QUEEN ANNE’S COUNTY, MARYLAND

Queen Anne’s County, where Shore living begins, welcomes all who live, work, or visit to experience the best of two worlds: An Eastern Shore lifestyle with unparalleled access to ‘big city’ amenities. Queen Anne’s is the right choice for companies seeking a prime, affordable location offering an excellent quality of life and a well-educated workforce.

The county is within a one-hour drive of the major metropolitan areas of Baltimore, Washington, D.C., Philadelphia and Wilmington, DE via US Route 301/50. There is easy access to marine terminals, ports, and an international airport, as well as government facilities, federal laboratories, and technology centers.

Queen Anne’s County’s private sector industries generate \$1.9 billion in economic output largely driven by the wholesale, manufacturing and construction industry sectors. The county has seen GDP growth in Retail, Private Service based industries and Transportation & utilities.

Major projects include a new \$6M, 36,000 sq. ft. distribution facility, Bay Manor mixed use development offering 20,000



sq. ft. retail and 60 apartments, \$61M Solar Mega Farm located in Northern Queen Anne’s County along with several new apartment developments providing workforce housing opportunities.

The county manages incentive programs such as the Queen Anne’s County Enterprise Zone, an Opportunity Zone, a Foreign-Trade Zone, an Economic Development Incentive Fund, and a low interest loan portfolio. In addition, the county levies no business personal property tax.

LOCATION

Driving distance from Centreville:	Miles	Kilometers
Atlanta, Georgia	676	1,088
Baltimore, Maryland	48	78
Boston, Massachusetts	389	626
Chicago, Illinois	731	1,176
New York, New York	178	287
Philadelphia, Pennsylvania	90	144
Pittsburg, Pennsylvania	268	431
Richmond, Virginia	157	253
Washington, DC	60	97

CLIMATE AND GEOGRAPHY¹

Yearly Precipitation (inches)	44.1
Yearly Snowfall (inches)	16.4
Summer Temperature (°F)	75.5
Winter Temperature (°F)	36
Days Below Freezing	77.5
Land Area (square miles)	371.9
Water area (square miles)	29.2
Shoreline (miles)	414
Elevation (ft)	sea level to 87

POPULATION^{2,3}

	Queen Anne’s County Households	Queen Anne’s County Population	Baltimore Metro*	Maryland
2010	18,025	47,798	235,623	5,773,552
2020	18,750	51,167	244,242	6,055,802
2030**	21,025	55,730	261,360	6,254,500

*Baltimore City, Anne Arundel, Baltimore, Carroll, Harford, Howard and Queen Anne’s countie

**Projections

Selected places population (2020): Stevensville 7,442; Centreville 4,735; Chester 4,319; Grasonville 3,578; Kingstown 1,853

POPULATION DISTRIBUTION^{2,3} (2024)

Age	Number	Percent
Under 5yrs	2,731	5.3%
5 - 19 yrs	9,257	17.9%
20 - 44 yrs	14,112	27.2%
45 -64 yrs	15,005	29.0%
65 and over	10,720	20.7%
Total	51,825	100.0%
Median Age		44.7

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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	28,742	229,220
Employment	28,030	221,559
Unemployment	712	7,661
Unemployment rate	2.5%	3.3%

Residents commuting outside the county to work (2020-2024)	Number	Percent
	12,158	45.1%

Employment in selected occupations (2020-2024)		
Management, business, science and arts	11,469	41.9%
Service	4,687	17.1%
Sales and office	5,796	21.2%
Production, transp. and material moving	2,466	9.0%

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

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

Employer	Product/Service	Employment
Paul Reed Smith Guitars	HQ / custom guitars	468
Chesapeake College	Higher education	385
REEB Millwork	Doors & windows	303
S.E.W. Friel*	Canned food processing	260
Food Lion	Groceries	203
Chesapeake Bay Beach Club, The*	Restaurant & catering	150
Avail	Packaging Eqmt MFG	145
Harris Seafood Company*	Restaurant	125
Noble	HQ/ first response hazard kits	120
Tidewater Direct	Commercial printing	110
Fisherman's Inn*	Restaurant	110
Harbor Sales	Specialty wood products distribution	105
Compass Regional Hospice	Social services	100
Target	Consumer goods	100
Schuman's Cleaning Service	Cleaning services	100
Clinton Nurseries of Maryland	Flowers & nursery stock	95
Hydrasearch	Hose assemblies	91
Crab Deck*	Restaurant	90
Bridges Restaurant	Restaurant	90
Acme Markets	Groceries	89
University of Maryland Wye Research Center	Agricultural research	88
Cracker Barrel Old Country Store®	Restaurant	86

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

*Includes seasonal workers

EMPLOYMENT⁴ (2024)

Industry	Estab-lishments	Annual Avg. Empl.	Empl. %	Avg. Wkly. Wage
Federal Government	19	143	0.9%	1,765
State Government	8	237	1.5%	1,317
Local Government	40	2,368	14.6%	1,198
Private Sector	1,570	13,520	83.1%	1,054
Natural resources and mining	36	234	1.4%	881
Construction	242	ND	ND	1,245
Manufacturing	62	1,452	8.9%	1,245
Trade, Transportation, and utilities	301	3,560	21.9%	1,255
Information	16	33	0.2%	2,205
Financial activities	123	435	2.7%	1,659
Professional and business services	325	1,645	10.1%	1,248
Education and health services	154	1,347	8.3%	979
Leisure and hospitality	138	3,006	18.5%	543
Other Services	170	783	4.8%	882
Total	1,637	16,269	100.0%	1,085

Includes civilian employment only

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 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

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SCHOOLS AND COLLEGES^{3,8}

Educational Attainment - age 25 & over (2020-2024)	
High school graduate or higher	93.5%
Bachelor's degree or higher	38.0%

Public Schools	
Number: 8 elementary; 4 middle/comb.; 2 high	
Enrollment: 7,399	
Cost per pupil: \$17,504	
Students per teacher: 14.4	
High school career / tech enrollment: 1,473	
High school graduates: 559	

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

The Eastern Shore Higher Education Center based at Chesapeake College offers baccalaureate and graduate degrees from four-year institutions including the University of Maryland Eastern Shore, Salisbury University, Stevenson University, Notre Dame of Maryland University, and LaSalle University. Washington College, a liberal arts college offering BA and MA programs, is located in Chestertown in neighboring Kent County, MD..

TAX RATES⁹

	Queen Anne's 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	\$0.8300	\$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		
\$2.118/\$100 applicable to utility operating property only In an incorporated area, a municipal rate may 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, Queen Anne's County Commercial Property Tax Credit

INCOME³ (2020-2024)

Distribution	Percent Households		
	Queen Anne's Co.	Maryland	U.S.
Under \$25,000	8.7	11.1	14.7
\$25,000 - \$49,999	11.4	12.4	16.7
\$50,000 - \$74,999	12.3	12.8	15.5
\$75,000 - \$99,999	11.5	11.9	12.6
\$100,000 - \$149,999	21.4	18.9	17.5
\$150,000 - \$199,999	12.5	12.5	9.6
\$200,000 and over	22.2	20.3	13.4
Median household	\$112,826	\$103,678	\$80,734
Average household	\$141,291	\$136,642	\$113,530
Per Capita	\$86,365	\$79,259	\$73,204
Total income (millions)	\$2,813	\$322,875	\$14,671,198

HOUSING^{3,10}

Occupied Units (2020-2024)	19,907 (82.9% owner occupied)
Housing Transactions (2025)	
Units Sold	859
Median Selling Price	\$534,900

*All multiple listed properties excludes auctions and FSBO

BUSINESS AND INDUSTRIAL PROPERTY⁶

Strategically located for access to the Mid-Atlantic market, the county offers well planned business parks with build-to-suit lots and flex space. The Chesapeake Bay Business Park, Matapeake Business Park and Thompson Creek Professional Park are located in the Enterprise Zone and attract a mix of manufacturing, flex, warehouse and office space. The Centreville Business Park provides for 80 acres of development for build-to-suit projects, as well as ready-to-occupy space for lease or sale. Retail/commercial land is available along the heavily travelled U.S. Rt. 50/301 corridor and north (Avg. Daily Traffic: 77,000). This area features high-traffic-count retail space and prime office space. The county can incentivize qualified projects of substantial investment and/or job creation within Priority Funding Areas by partnering with the state to leverage local resources: Job Creation and R&D Tax Credits, Enterprise Zone, Foreign-Trade Zone, conditional loan program and a revolving loan portfolio.

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TRANSPORTATION

Highways: MD Bay Bridge Corridor U.S. 50/301, Blue Star Memorial Highway U.S. 301, MD 404, MD 8, MD 18

Rail: Maryland & Delaware Railroad Company operates track on which Norfolk Southern provides freight service from Centreville to points north

Truck: Private trucking companies serve the county; overnight and/or parcel delivery service is provided by four carriers

Water: Convenient access to Port of Baltimore, 50' channel, with seven public terminals including the Intermodal Container Transfer Facility, and to the Ports of Philadelphia, Norfolk, and Wilmington; Kent Narrows is a navigable channel with drawbridge; public and private marinas are located on the Chesapeake Bay, Chester, Corsica and Wye Rivers to provide for recreational boating, sailing and sport fishing

Air: Served by Baltimore/Washington International Thurgood Marshall (BWI), Ronald Reagan Washington National, Washington Dulles International, and Philadelphia International Airports; Bay Bridge Airport, Stevensville, offers charter service and has a lighted runway (2900'), instrument approaches, 24-hour fueling, and Jet A on call; rental vehicles available on site

RECREATION AND CULTURE

Parks and Recreation: From open fields to open waters, our landscape inspires deep affinity and appreciation for the county's natural resources. Queen Anne's County maintains 20 public landings and 32 public parks totaling 2,942 acres with award-winning nature parks and walking trails located throughout the county; Wye Island Wildlife Refuge Center, Chesapeake Bay Environmental Center, Ferry Point Park and Tuckahoe State Park are wildlife areas set aside with trails, hiking, fishing and water-related activities; Matapeake Public Beach and Clubhouse situated on the Chesapeake Bay is maintained and operated by the county; sports facilities are located at Centreville, Church Hill Park, Grasonville Park, Sudlersville Park and White Marsh; 4H Park is maintained privately; Pintail Point offers skeet and trap shooting.

Golf: Private golf courses include Queenstown Harbor Golf Course; Blue Heron Golf Course is owned and maintained by the county.

Cultural: The arts are supported by the Kent Island Federation of Arts, Queen Anne's County Arts Council, Church Hill Theatre, and Chesapeake College which sponsor annual art shows, artisan festivals, and concerts; the Chesapeake Heritage and Visitor Center, located on Piney Narrows Road in Chester, offers revolving exhibits and access to Ferry Point Park.

Arts & Entertainment District: Historic Stevensville promotes events and highlights tours of period architecture now occupied with shops and restaurants.

Shopping: Premium Outlet Mall, antique and specialty stores, and fine dining opportunities.

Events: Kent Island Days, 1st Saturdays in Historic Stevensville, Bay Bridge Boat Show, Queen Anne's County Fair, DrinkMaryland: Centreville-A Maryland Makers Festival, Annual July 4th fireworks celebrations and the Bay Bridge Run.

UTILITIES

Electricity: Delmarva Power, a subsidiary of Pepco, and Choptank Electric; customers of investor-owned utilities and major cooperatives may choose their electric supplier

Water: Public water is supplied by the county in Chester, Grasonville and Stevensville, and by the municipalities of Centreville, Church Hill, Millington, Queenstown and Sudlersville

Sewer: Public sewer is county provided in Chester, Grasonville and Stevensville, and by the municipalities of Centreville, Church Hill, Millington, Queenstown, and Sudlersville.

Telecommunications: High-speed internet service providers include: Comcast, Atlantic Broadband, Talkie Communications, Bay Broadband, Maryland Broadband and Verizon; main fiber optic line extends from the Bay Bridge along Route 50 then north along MD 213; 4G service is available depending upon provider.

GOVERNMENT

County Seat: Centreville

Government: Five commissioners elected 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 Queen Anne's County Department of Economic and 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