

## Charles County is Connected

Located in the heart of the DC-Baltimore-Richmond corridor, Charles County provides easy access to all the major metros in the area, as well as national and international markets. The County's network of highways, airports, waterways, and railroads link businesses with commercial hubs regionally, nationally, and globally.

## About Charles County Economic Development Department

The Charles County Economic Development Department (EDD) offers a complete range of **site selection and business expansion services** and assists investors to help them succeed in Charles County. With a strong collaborative network of businesses, education, and governmental partners, the EDD provides services that include site selection, workforce training, incentives packaging, introductions to businesses contacts, permit expedition, and sourcing of capital.

### DID YOU KNOW?

- Charles County is one of the **fastest growing communities** in the state of Maryland. Since 2000, the County's population has grown more than 28 percent.
- The Naval Surface Warfare Center at Indian Head has the largest U.S. workforce in the Department of Defense dedicated to energetics and explosives ordnance disposal (EOD) with more than **800 scientists and engineers**.



**"We are proud to be a key part of Charles County's future, and we heartily encourage other cutting-edge companies to join us."**

**Doug Egan**  
Chief Executive Officer



### Equal Opportunity Employer

It is the policy of Charles County to provide equal employment opportunity to all persons regardless of race, color, sex, age, national origin, religious or political affiliation or opinion, disability, marital status, sexual orientation, genetic information, gender identity or expression, or any other status protected by law.



## Why Charles County, MD



**CLOSE TO THE CAPITAL.  
FAR FROM ORDINARY.**

# Why Charles County: Top 5 Reasons

## 1 STRATEGICALLY LOCATED

- Just 30 minutes from Washington DC and nestled in the heart of the DC-Baltimore-Richmond corridor, Charles County provides companies with access to **more than 10 million people within a two-hour drive.**
- Virtually all of the region's **federal and military installations** – from Patuxent River NAS to Quantico to Fort Meade, including Charles County's Indian Head Naval Support Facility – lie within a **40-mile radius of Waldorf**, the County's largest city.



## 2 HIGHLY-QUALIFIED WORKFORCE

- The Charles County region is made up of a **potential labor force of almost 1.8 million** within a 45-minute commute, with a median age of 36.5.
- The County's workforce is comprised of a **large concentration of managers, professionals, and highly educated residents with jobs in advanced technology, IT, healthcare, and engineering services.**

- More than **94 percent** of the Charles County population has a **high school diploma or higher.**

## 3 FLEXIBLE COMMERCIAL OPTIONS

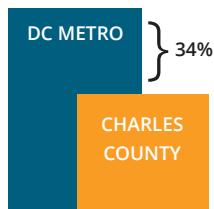
- Charles County offers an array of flexible commercial and industrial **real estate options**, ranging from shovel-ready, build-to-suit sites to high visibility retail to acreage in several employment and technology parks.



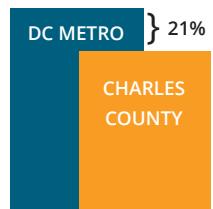
## 4 LOWER COST OF DOING BUSINESS

- Compared to the DC Metro average, office lease rates in Charles County are nearly **34 percent lower** and retail space lease rates are nearly 21 percent lower.
- Average weekly wages are **23 percent less** than Maryland's average and 36 percent less than the DC Metro average.
- Median real estate taxes relative to household income are the **lowest of all Maryland counties** in the Washington DC metro area.

### OFFICE LEASE RATES



### RETAIL LEASE RATES



## 5 GREAT QUALITY OF LIFE

- **Close to Washington DC, but a world away**, Charles County is known for its rich history, scenic outdoors, panoramic waterfront views, great dining, excellent schools, and lower cost of living relative to the region.
- The County has become an attractive place for **young professionals and families** looking for a vibrant community with many quality of life amenities and easy access to the surrounding major cities.
- Waldorf was ranked one of **CNNMoney's "Best Places to Live,"** which highlighted the city's "welcoming vibe and safe streets" and affordable homes.
- Military Times named Waldorf among its **Top 10 "Best for Vets: Places to Live."**



**“Charles County boasts large urban quality with a country feel, plus a strong base of intelligent workers. There is easy access out of the County to the rest of the DC Metro, making it a great place for business.”**

**Randall Williams**  
President

