



# SUSSEX COUNTY QUICK LOOK

**DELAWARE**  
ECONOMIC DEVELOPMENT OFFICE

Right Place. Right Size.

Prepared September 2015



## Right Place. Right Size.

**Right Place.** Delaware's strategic location in the mid-Atlantic region offers quick access to potential markets, including Boston, New York City, Philadelphia and Washington, D.C. The Wilmington-Newark area offers direct access to I-95, the major north-south highway along the Eastern Seaboard. Route 1 runs along the length of the entire state, connecting the city of Wilmington to the capital of Dover to the beaches of southern Delaware.

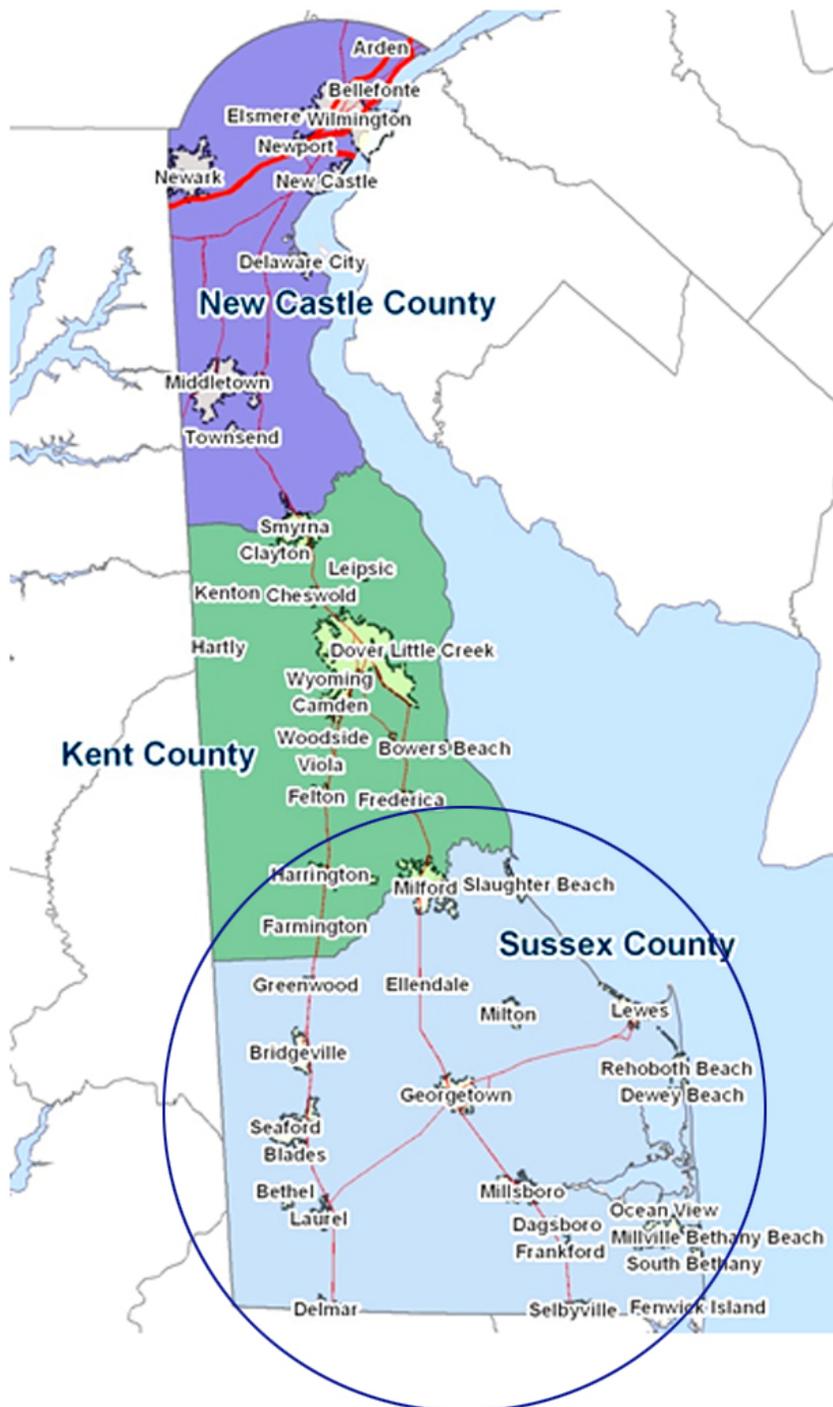
The Port of Wilmington is the busiest deepwater port and marine terminal on the Delaware River with the nation's largest on-dock cold storage facility. There are two international airports close by, industrial rail and an Amtrak train station on the Wilmington Riverfront.

**Right Size.** The Delaware advantage is also a product of the state's small size. Business leaders will find easy access to elected officials from City Hall to Legislative Hall. Government agencies work collaboratively to get businesses the resources they need without the usual bureaucratic red tape. Delaware offers simple business registration, licensing and streamlined permitting to help businesses relocate or expand in the First State.



# A Quick Look at Sussex County

Sussex County is best known for its pristine white beaches, unique towns and lush farmland. The southern most county of Delaware is rich in historical charm, arts and culture and state parks filled with waterfowl and wildlife. The primary industry is tourism, but the county is well balanced in all other areas of business. Western Sussex County is the hub of Delaware's agriculture industry with more acres of land under cultivation than anywhere else in the State



# NATIONAL RECOGNITION FOR DELAWARE

#1

## Business Cost

Michigan Entrepreneurship Score Card, 2015

## Economic Output per Job

Enterprising States 2014, U.S. Chamber of Commerce

## Bond Rating

14th Annual State Competitiveness Report, Beacon Hill Institute, 2014

## Legal Systems for the ninth consecutive year

2012 State Liability Systems Ranks,  
Institute for Legal Reform, U.S. Chamber of Commerce

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## Productivity and Labor Supply

Michigan Entrepreneurship Score Card, 2015

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**Business Friendliness**, America's Top States for Business 2015, CNBC  
**Openness**, 14th Annual State Competitiveness Report, Beacon Hill Institute, 2014  
**High-Tech Share of All Business**, Enterprising States 2014, U.S. Chamber of Commerce

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**Economic Freedom at Sub-National Level**, Economic Freedom of North America 2014, U.S. Chamber of Commerce  
**New Startup Rate**, Enterprising States 2014, U.S. Chamber of Commerce  
**Employed S&E Doctorate Holders as a Percentage of the Workforce**, **S&E Indicators 2014**, National Science Foundation

6th in **STEM Jobs Concentration**, Enterprising States 2014, U.S. Chamber of Commerce  
6th in **Broadband Speed Availability**, Enterprising States 2014, U.S. Chamber of Commerce  
7th in **Business Incubation**, 14th Annual State Competitiveness Report, Beacon Hill Institute, 2014  
9th in **Export Growth**, Enterprising States 2014, U.S. Chamber of Commerce  
12th in **Business Tax Climate**, Enterprising States 2014, U.S. Chamber of Commerce  
12th in **Financial and Institutional Capital**, Michigan Entrepreneurship Score Card, 2015  
12th in **Digital Connectivity**, Michigan Entrepreneurship Score Card, 2015  
13th in **Entrepreneurial Vitality**, Michigan Entrepreneurship Score Card, 2015  
13th in **Physical Infrastructure**, Michigan Entrepreneurship Score Card, 2015  
13th in **Civic Energy and Harmony**, Michigan Entrepreneurship Score Card, 2015  
14th in **Short-Term Job Growth and Productivity Growth**, Enterprising States 2014, U.S. Chamber of Commerce  
14th for **State Business Climate Index**, The 2015 Tax Foundation's Index  
14th in **Workforce**, America's Top States for Business 2015, CNBC  
15th in **Quality of Life (Sense of Place)**, Michigan Entrepreneurship Score Card, 2015  
17th in **Government and Fiscal Policy**, 14th Annual State Competitiveness Report, Beacon Hill Institute, 2014  
19th in **Lifestyle and Play**, Michigan Entrepreneurship Score Card, 2015  
20th in **Workforce Preparedness**, Michigan Entrepreneurship Score Card, 2015  
20th in **Entrepreneurial Change**, Michigan Entrepreneurship Score Card, 2015



Wilmington overall is in the top 10 micro American cities for the future 2013/14 and 3rd in the category of economic potential,

Foreign Direct Investment Magazine, 2013/14

## DELAWARE'S ECONOMY RANKINGS

Indicator	Rank
<b>Overall</b>	<b>2</b>
Information Technology Jobs	3
Managerial Professional and Technical Jobs	9
Immigration of Knowledge Workers	4
Migration of US Knowledge Workers	12
Manufacturing Value Added	7
High-Wage Traded Services	1
Export Focus of Manufacturing and Services	6
Foreign Direct Investment	1
Job Churning	13
Fast Growing Firms	8
Broadband Telecommunications	10
Health IT	25
High-Tech Jobs	13
Scientists and Engineers	7
Patents	3
Industry Investment in R&D	1

Source: The Information Technology and Innovation Foundation, The 2014 State New Economy Index



## LABOR FORCE AND UNEMPLOYMENT RATE

Labor Force, July 2015	75,052
Unemployment Rate, July 2015	5.6%

Source: DE Department of Labor

## INDUSTRY EMPLOYMENT, ANNUAL 2014

Industry Description	# of Firms	Average Employment
Agriculture, forestry, fishing and hunting	35	*
Mining	2	*
Utilities	8	217
Construction	407	2,656
Manufacturing	73	4,700
Wholesale trade	163	1,058
Retail trade	523	9,335
Transportation and warehousing	105	2,136
Information	36	404
Finance and insurance	183	1,117
Real estate and rental and leasing	129	491
Professional and technical services	341	1,739
Management of companies and enterprises	13	217
Administrative and waste services	262	2,011
Educational services	35	495
Health care and social assistance	577	8,731
Arts, entertainment, and recreation	60	2,790
Accommodation and food services	270	5,428
Other services, except public administration	308	1,670
Total Government	177	18,731
<b>Total Industries</b>	<b>3,706</b>	<b>64,320</b>

Note: \* indicates non-releasable data

Sources: Delaware Department of Labor

## INDUSTRY EMPLOYMENT, ANNUAL 2014

Industry	# of Firms	Average Employment
Agriculture, forestry, fishing and hunting	95	860
Utilities	10	354
Construction	749	4,121
Manufacturing	164	9,691
Wholesale trade	315	1,569
Retail trade	999	11,859
Transportation and warehousing	197	1,337
Information	64	480
Finance and insurance	272	1,643
Real estate and rental and leasing	257	1,371
Professional and technical services	528	1,802
Management of companies and enterprises	22	170
Administrative and waste services	375	3,372
Educational services	35	159
Health care and social assistance	731	10,334
Arts, entertainment, and recreation	106	1,232
Accommodation and food services	649	10,575
Other services, except public administration	389	2,358
Total Government	130	8,265
<b>Total Industries</b>	<b>6,084</b>	<b>71,551</b>

Source: DE Department of Labor





## POPULATION

Census 2010	197,145
2014 Estimate	210,849

*Source: Census Bureau*

## INCOME

Median Household	\$52,710
Per capita income	\$26,908

*Source: Census Bureau*

## CLIMATE

Normal daily mean temperature:	54.4 ° F.
Average monthly temperature	From 33 ° F in the winter to 77 ° F in the summer
Median annual precipitation:	42.95 inches

*Source: Office of the Delaware State Climatologist*



## **AIRPORTS**

Sussex County Airport in Georgetown is the major airport in the lower county. It features a 5,500 ft. main runway and 175 acre industrial park. It strategically located within a half-day's drive of entire mid-Atlantic region. The other is Laurel Airport. Delaware's network of public and private airports can readily accommodate commercial and corporate aircraft. The New Castle County, Baltimore-Washington International, and Philadelphia International airports are less than two hours away from most locations in Sussex County.

## **RAIL SERVICE**

Norfolk-Southern (Industrial Service) runs through Sussex County. It has a direct link the Sussex County airport. Other rail service, such as Amtrak passenger service is available in Northern Delaware and is convenient for Sussex County. It has more than 80 trains per weekday that provides frequent service to Washington, DC, Richmond, New York and Boston. Also, SEPTA commuter rail service connecting southeastern Pennsylvania to northern Delaware, can be accessed by Sussex County resident, as well.

## **DART FIRST STATE PUBLIC TRANSIT SERVICE**

The service is operated by Delaware Transit Corporation, a Division of DeIDOT. It provides a full range of fixed bus routes, paratransit, commuter rail and related services. All DART buses are wheelchair accessible and bike rack equipped.

## PORT OF WILMINGTON

Sussex County is relatively close to the Port of Wilmington, which is located at the mouth of the Christina River, approximately 65 miles from Atlantic shipping lanes. The Port offers 4,000' marginal berthing with a 38-foot project depth. The Port is located within one-quarter mile of Interstate 495 for immediate access to East Coast markets, and is 25 miles from I-76, one of the region major east/west arteries. Rail access to the Port is available via Norfolk Southern with railcar loading docks located next to terminal warehouses.

## HIGHWAYS

State Route 1, the largest project in the history of the Delaware Department of Transportation, is the primary N/S artery running through Eastern Sussex. Sussex County's primary north/south roads are Routes 113, 13, and 5. The main east/west roadways are Routes 9, 24, 26, and 404.

Delaware's network of highways include Interstates 95, 295, 495; U.S. Highways 13, 113, 301, 202, and 9 as well as well-maintained primary and secondary roads



## TAX RATES

**No Sales Tax at state or local level. No Personal Property Tax at state or local level**

### Local Property Tax Rates

No state property tax levied. Property taxes in Delaware are set and administered on a local level by school district. The following are rates per \$100 of assessed value by school district:

School District	Incorporated Area	Unincorporated Area
Cape Henlopen	\$3.8979-\$6.3019	\$3.6819
Delmar	\$5.0343	\$4.5143
Indian River	\$3.6179-\$6.5879	\$3.4479
Laurel	\$4.6939-\$6.5839	\$4.2939
Milford	\$4.7519-\$5.7919	\$4.2919
Seaford	\$4.3749-\$5.4649	\$4.0649
Woodbridge	\$6.1949-\$6.3949	\$4.3949

### State Corporate Income Tax: 8.7%

### State Gross Receipts Tax:

Manufacturing - 0.126% (First \$1.25 million in receipts per month not taxable)

Auto manufacturers - 0.0945% (First \$1.25 million in receipts per month not taxable)

Clean energy technology device manufacturer - 0.0945%

(First \$1.25 million in receipts per month not taxable)

Wholesalers - 0.3983% within Delaware (First \$100,000 per month not taxable)

Food processors - 0.1991% (First \$100,000 per month not taxable)

Commercial feed dealers - 0.0996% (First \$100,000 per month not taxable)

Retailers - 0.7468% (First \$100,000 per month not taxable)

Restaurants - 0.6472% (First \$100,000 per month not taxable)

Farm machinery retailers - 0.0996% (First \$100,000 per month not taxable)

Grocery supermarket retailers - 0.3267% (First \$100,000 per month not taxable)

### Individual Income Tax:

DE Taxable Income	Tax Liability
\$0 - \$2,000	\$0.00% of income
\$2,000 - \$5,000	\$0.00 + 2.20% of income > \$2,000
\$5,000 - \$10,000	\$66.00 + 3.90% of income > \$5,000
\$10,000 - \$20,000	\$261.00 + 4.80% of income > \$10,000
\$20,000 - \$25,000	\$741.00 + 5.20% of income > \$20,000
\$25,000 - \$60,000	\$1,001.00 + 5.55% of income > \$25,000
\$60,000 and over	\$2,943.50 + 6.6% of income > \$60,000

*Effective 01/01/2014*

## UTILITIES

### Electricity:

Service is provided by Delmarva Power and the Delaware Electric Cooperative. In addition, some individual municipalities provide electric service for residents and companies located within their jurisdiction.

### Gas:

The gas service provider in Sussex County is Chesapeake Utilities Corporation.

### Water/Wastewater:

The State has adequate surface water and ground water to meet the projected demand for fresh water.

Ground water is used exclusively south of the Chesapeake and Delaware Canal for drinking water supply.

Sewer service is generally available in the incorporated areas of the state. This service is provided on the local level, either by individual municipalities or the county.

### Telecommunications:

The telephone service in Sussex County is available from numerous large providers, such as Verizon, AT&T, Sprint, and Comcast. Information technology in Sussex County is also undergoing a major expansion of high-speed access. The expansion of broadband will allow for an increase in access speed from 1.5 MB to potentially 10 GB.



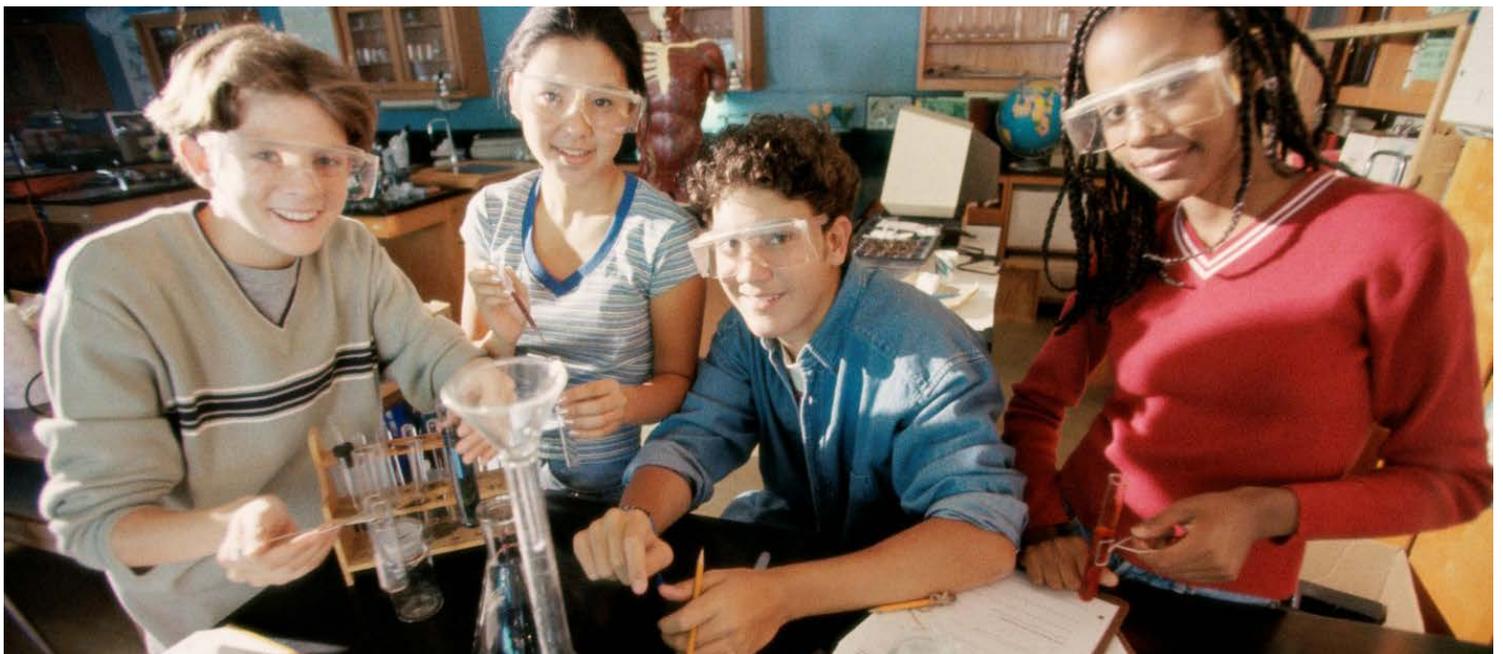
## EDUCATION

Educational attainment represents the highest level of education completed for the population age 25 and above. The completion rate for high school graduates and higher was 85.6%. For bachelor degree and higher, it was 22.2%.

According to 2014-2015 Delaware Department of Education's data, there are 7 school districts with 43 public schools and 1 charter school in Sussex County. Total enrollment of public and charter school students was 25,899 and 498 respectively.

### Colleges and Universities:

- Beebe School of Nursing
- Delaware Technical and Community College
- University of Delaware
- Wilmington University



# SITE SELECTION

## Business and Industrial Parks:

The parks are defined as properties which are zoned accordingly, plotted and served by utilities with infrastructure to borders. The following are business and industrial parks in Sussex County:

- King Farm Industrial Park, Georgetown
- Ross Business Park, Seaford
- Seaford Industrial Park, Seaford
- Selbyville Industrial Park, Selbyville
- Sussex County Industrial Airpark, Georgetown

## Office and Other Available Sites

The Delaware Economic Development Office utilizes the CoStar Group computerized database for property searches. This database is constantly updated so that we may show you the most accurate property listings available.

**Labor Force**

**Demographics**

**Property Report**

**Properties**

**Consumer Spending**

**Wages**

**Business**

**Housing**

**DELAWARE**  
ECONOMIC DEVELOPMENT OFFICE  
*Right Place. Right Size. Right Partner!*

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**All inquiries treated in strict confidence**

## RECREATION AND THE ARTS

Major outdoor recreation attractions include miles of Atlantic Ocean beaches, including three beach state parks and numerous seaside towns. Other outdoor areas include Prime Hook National Wildlife Refuge and several state and county parks, wildlife areas and nature preserves, as well as ponds and lakes.

Tax-free shopping is available throughout the county in regional malls, designer brand name outlet malls, shopping centers, markets, and the downtown districts of major towns.

Rehoboth Beach is commonly known as the “Nation’s Summer Capital”. Points of historical interest can be found throughout the county from Delaware’s oldest settlement in Lewes to the Victorian homes of Laurel, and include numerous towns and historical sites.

Attractions in Sussex County include museums, art festivals, former shipbuilding sites, historical landmarks, charter fishing, golfing and award winning restaurants. Descriptions of most of these recreational attractions plus special events may be found online at [www.visitdelaware.com](http://www.visitdelaware.com)

