



January 2026

**Quonset Business Park
Economic Impact Report**

2025 ECONOMIC IMPACT

QUONSET BUSINESS PARK

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January 2026

Executive Summary

This report presents an updated assessment of the economic impact and tax incidence associated with the Quonset Business Park (QBP), building upon prior analyses. Leveraging comprehensive data from the Rhode Island Department of Labor and Training, Quonset Development Corporation, U.S. Bureau of Economic Analysis, and U.S. Bureau of Labor Statistics, the study employs industry-standard economic multipliers to quantify QBP's broader contributions to Rhode Island's economy.

Key Insights

Strategic Growth and Capital Investment

Since 2005, the Quonset Business Park has undergone transformative expansion, developing 685 acres of land and adding 5.2 million square feet of new facilities. Over this period, QBP attracted more than \$2.5 billion in inflation-adjusted private investment, with nearly \$900 million committed in the past five years alone—underscoring its role as a successful location for sustained economic development.

Economic Multipliers and Statewide Impact

QBP's operations generate significant ripple effects across Rhode Island's economy:

- Employment Multiplier: Every 100 direct jobs at QBP support an additional 92 jobs statewide.
- Labor Income Multiplier: Every \$100 in wages paid at QBP yields \$81 in additional labor income across other sectors.
- Output Multiplier: Each \$100 in output produced at QBP drives \$68 in output elsewhere in the economy.

Employment Contributions

As of the publication of this report, QBP supported 29,455 jobs—representing 5.8% of Rhode Island's total employment. This includes:

- 15,309 direct jobs, of which 9,881 are high-wage manufacturing positions, accounting for 25% of the state's manufacturing workforce.
- Employment across diverse sectors such as wholesale trade, transportation, construction, professional services, and retail.
- 1,414 personnel stationed at the Rhode Island Air and Army National Guard facilities.
- 14,146 indirect and induced jobs generated through multiplier effects.

From 2018 to 2025, the number of direct jobs at QBP grew by 34%, rising from 11,439 in 2018 to 15,309 in 2025—while the total employment impact increased from 22,300 to 29,455 jobs, a 32% overall gain.

Wage Competitiveness and Household Income

The QBP offers wages that consistently exceed Rhode Island's statewide averages across key industries, reinforcing its role as a hub for high-paying employment:

- Average Wage: QBP: \$78,076 | Rhode Island: \$65,268 | +20% higher at QBP
- Manufacturing: QBP: \$78,610 | Rhode Island: \$72,748 | +8% higher at QBP
- Professional, Scientific & Technical Services: QBP: \$141,313 | Rhode Island: \$104,476 | +35% higher at QBP
- Management of Companies & Enterprises: QBP: \$152,185 | Rhode Island: \$122,952 | +24% higher at QBP

In 2025, economic activity at QBP generated \$1.2 billion in direct payroll income. When accounting for indirect and induced effects, the total impact on Rhode Island household income reached \$2.2 billion. This represents 6.4% of statewide labor income. From 2018 to 2025, total household income impact increased from \$1.3 billion to \$2.2 billion, reflecting a 69% increase.

Economic Output

The QBP generated \$7.0 billion in economic output in 2025, accounting for 8.4% of Rhode Island's Gross Domestic Product (GDP)—a reflection of its central role in driving the state's economy. Between 2018 and 2025, QBP's total output impact grew from \$4.3 billion to \$7.0 billion, representing a 64% increase.

Tax Revenue Generation

In 2025, QBP's activities supported \$191.5 million in state and local tax revenues, including:

- Sales Taxes: \$72.7 million
- Property Taxes: \$59 million
- Personal Income Taxes: \$37.5 million
- Corporate Taxes: \$16.8 million
- Motor Vehicle Registrations: \$0.5 million
- Other Taxes and Fees: \$4.9 million

Strategic Implications

The QBP continues to be the cornerstone of Rhode Island's economic vitality. Its sustained growth, creation of high-paying jobs, above-average wages, and substantial fiscal contributions reflect the success of strategic public infrastructure investments there and effective public-private collaboration. Meanwhile, QBP operations continue to be self-sustaining.

To preserve and amplify this momentum, continued investment in critical infrastructure and business-enabling capabilities is essential. Strengthening the public-private partnership model will be key to ensuring QBP remains a catalyst for innovation, competitiveness, and economic growth across the state.

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INTRODUCTION

This report presents an in-depth analysis of the economic impact and tax incidence implications of the various economic activities taking place at the Quonset Business Park (QBP). The assessment is based on a data-driven approach incorporating information from various sources. The RI DLT provided valuable labor market data, including employment figures, wage rates, and industry classifications. The Quonset Development Corporation contributed essential information on the park's infrastructure, investments, and business operations.

To evaluate the economic impact, the IMPLAN (Impact Analysis for Planning) model was employed. IMPLAN enables an in-depth understanding of the interconnections between industries and the subsequent multiplier effects of economic activities. By simulating the flow of expenditures and the subsequent generation of income, employment, and tax revenues, IMPLAN helps to quantify the direct and indirect impacts on the Rhode Island economy attributable to the QBP.

THE QUONSET BUSINESS PARK

Strategically located in North Kingstown, Rhode Island, the 3,200-acre Quonset Business Park (QBP) offers direct access to northeastern U.S. markets and international trade through its highway, railroad, seaport and airport infrastructure. Originally redeveloped from former military bases, QBP has been managed by the Quonset Development Corporation (QDC) since 2005. Its location and infrastructure continue to attract businesses seeking regional and global market reach.

Between 2005 and 2025, 685 acres of land within QBP were developed and 5.2 million square feet of new facilities were added to QBP. This growth has created a business-friendly environment that supports both existing tenants and new entrants.

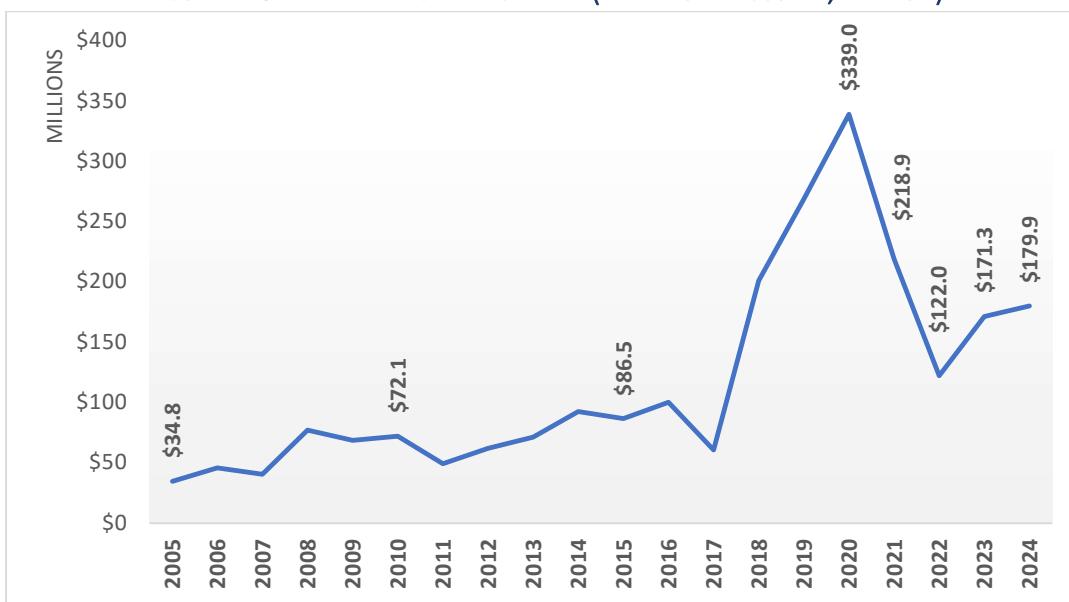
Development has been driven by infrastructure investments by a combination of federal, state, and QDC funds, alongside over \$2.5 billion in private capital (inflation-adjusted), including \$900 million since 2020 (see Figure 1). These investments have significantly enhanced QBP's capabilities and economic output. For example, vehicle imports through the Port of Davisville increased from approximately 90,000 in the mid-2000s to an average of 236,000 annually between 2020 and 2025.

At the time of this report's release, QBP was home to over 260 companies employing 15,309 workers across industries such as manufacturing, transportation and warehousing, wholesale, and retail trade. This marks an increase of over 3,000 jobs since 2020 and nearly 8,000 since 2005 (see Figure 2).

Based on current employment density and available land, QDC projects that QBP will continue to expand, with employment expected to reach approximately 16,695, in the next years. This growth underscores QBP's ongoing contribution to job creation and economic development in Rhode Island.

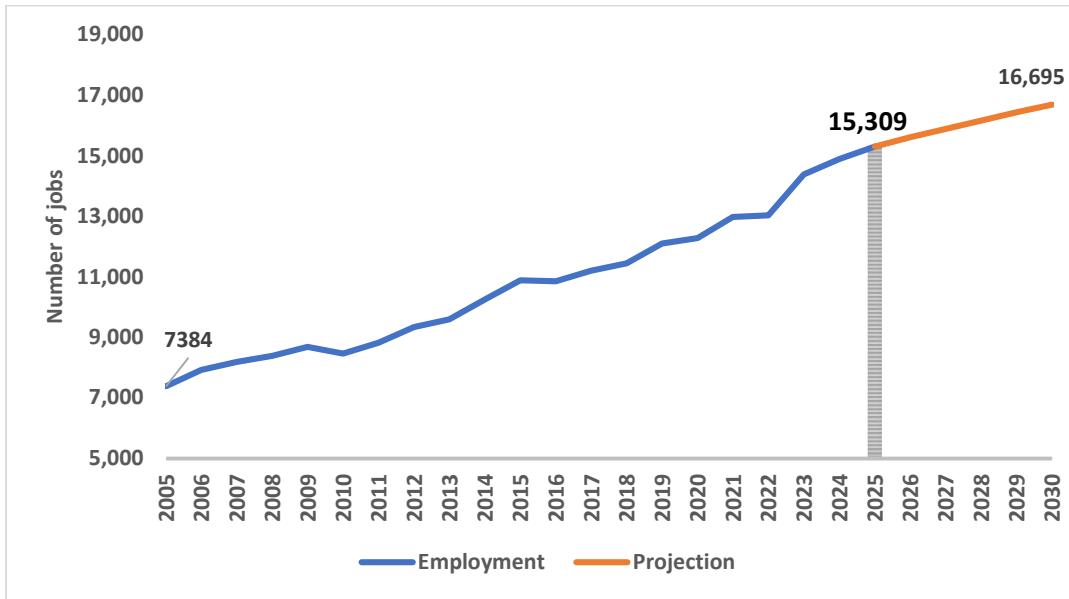
The continued development of QBP's remaining land, supported by strategic public-private partnerships, positions the park as a leading business and innovation hub in the region.

FIGURE 1: 3-YEAR AVERAGE INVESTMENT (INFLATION-ADJUSTED, MILLION)



Source: Data from QDC.

**FIGURE 2: EMPLOYMENT AT THE QUONSET BUSINESS PARK
(EMPLOYMENT HISTORY AND PROJECTION, 2005-2030)**



Source: Data from QDC. 2025's figure as of report publication.

EMPLOYMENT COMPOSITION AT THE QUONSET BUSINESS PARK

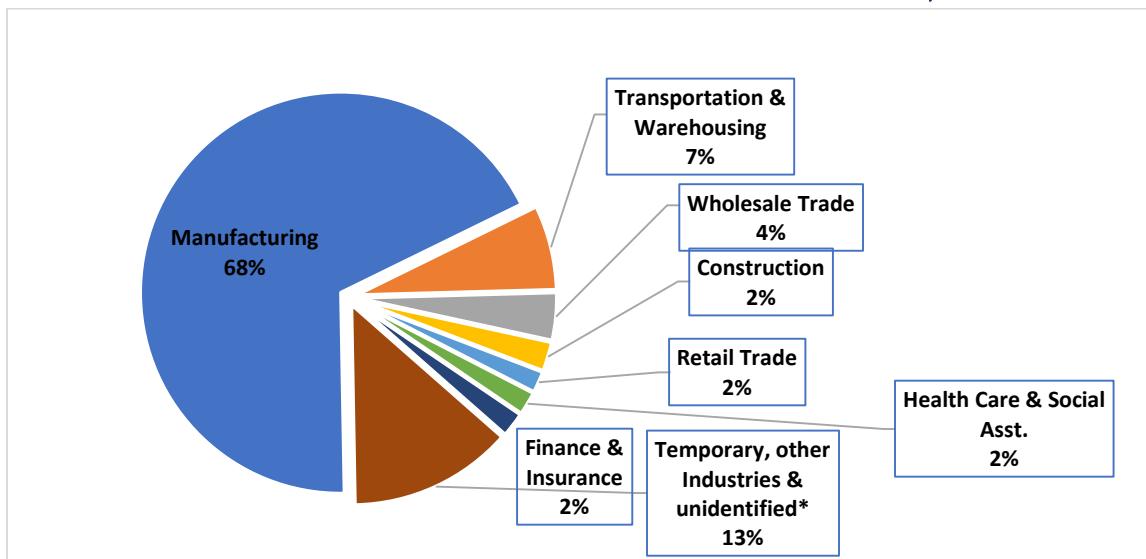
Quonset Business Park (QBP) continues to serve as a dynamic employment center, supporting a broad spectrum of industries and contributing meaningfully to Rhode Island's economic landscape. A key driver of the state's manufacturing sector, manufacturing accounted for 68% of QBP's private employment as of 2025, according to data from the Rhode Island Department of Labor and Training and the Quonset Development Corporation.

Manufacturing employment at QBP has grown steadily—from 5,773 jobs in 2015 to 6,748 in 2018, reaching 9,881 in 2025. This represents a net increase of approximately 4,100 jobs over the period. In contrast, Rhode Island experienced a decline of approximately 1,300 manufacturing jobs statewide during the same timeframe. As a result, QBP's share of the state's manufacturing employment rose from 14% in 2015 to 24% in 2025, underscoring its strategic role in sustaining and expanding this important sector.

Beyond manufacturing, QBP supports a diverse mix of service-based industries. In 2025, transportation and warehousing employed 991 workers (7% of total), wholesale trade 558 (4%), and construction 345 (2%). Additional sectors—including finance and insurance, accommodation and food services, information, professional and technical services, healthcare, real estate, temporary employment, and other miscellaneous industries—collectively accounted for 19% of total private employment at the park.

For detailed employment and wage data by industry, refer to Table 1 in the appendix.

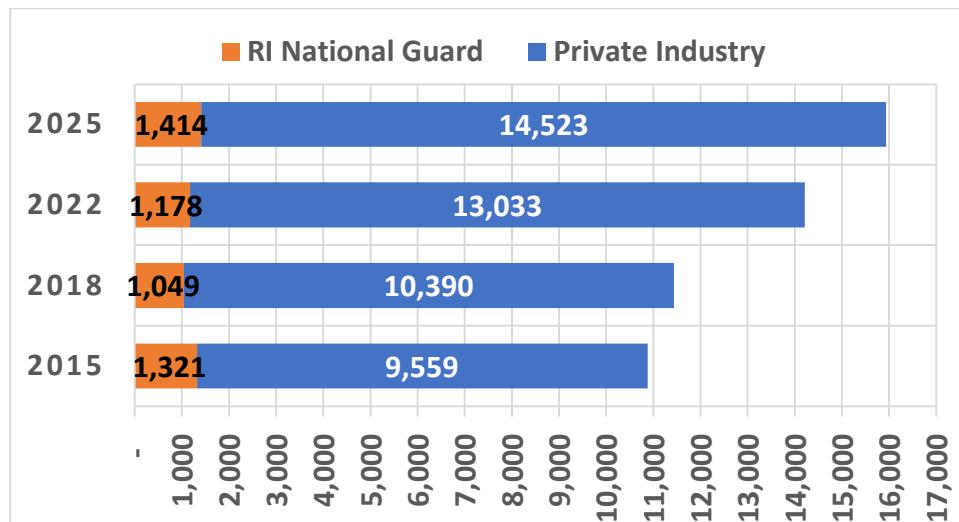
FIGURE 3: EMPLOYMENT BY INDUSTRY AT THE QUONSET BUSINESS PARK, 2025



Source: Data from RI DLT and QDC. * This category includes jobs in industries with a small participation in the total number of jobs at QBP such as education information, government, accommodation and food services, waste management and remediation services, other services and jobs in businesses in which the industry classification is not available, non-releasable and temporary jobs reported by the QDC.

In addition to its commercial and industrial operations, Quonset Business Park (QBP) serves as the base for both the Rhode Island Air National Guard and the Rhode Island Army National Guard. Figure 4 shows highlights a significant increase in Rhode Island National Guard personnel from 1,178 in 2022 to 1,414 in 2025—an addition of 236 positions. This growth marks a rebound toward levels seen in 2015 (1,321) after a period of decline, which reached a low of 1,049 in 2018. The earlier decrease was primarily due to the relocation of the 1043rd Medical Detachment to Providence, resulting in the transfer of about 60 full-time personnel, along with reductions in full-time manning. Despite past fluctuations, QBP remains a strategic hub for Rhode Island's defense-related activities and a key location for National Guard operations.

FIGURE 4: PRIVATE INDUSTRY AND MILITARY EMPLOYMENT AT THE QUONSET BUSINESS PARK



Source: Rhode Island Department of Labor and Training (DLT), Quonset Development Corporation (QDC), and the Rhode Island National Guard. National Guard figures include "M-day" (Man-day) personnel serving in a part-time capacity.

WAGES AND INCOME

In 2025, private enterprises within the Quonset Business Park (QBP) generated \$1.1 billion¹ in total payroll income—a 24% increase from \$895.5 million in 2020 and a 134% increase compared to 2015 levels. This sustained upward trajectory is driven by the impact of expanding employment opportunities and a steady rise in average wages across the Park's diverse industrial sectors.

The substantial increase in wage income has had a positive ripple effect on Rhode Island's economy. Higher household earnings have translated into increased consumer spending, which in turn supports local businesses and boosts state revenues through elevated sales and income tax collections.

¹ This figure does not include wages paid to military personnel serving in the Rhode Island National Guard.

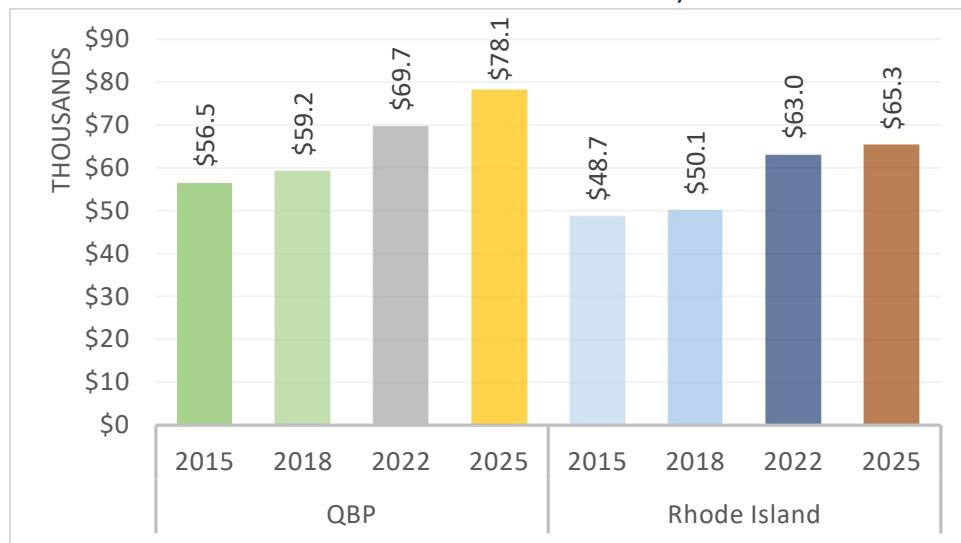
FIGURE 5: TOTAL WAGES PAID TO CIVILIAN EMPLOYEES, MILLIONS, QBP



Source: Q2 2025 Data from the Rhode Island Department of Labor and Training.

Between 2015 and 2025, QBP experienced sustained wage growth, reinforcing its position as creating high-paying jobs in Rhode Island. The average wage at QBP rose from \$59,235 in 2018 to \$69,656 in 2022, and reached \$78,100 in 2025. This represents a 32% increase over six years and a 12% increase from 2022 to 2025 alone. In comparison, the statewide average wage in 2025 was \$65,268, making QBP's average wage 20% higher. This wage premium reflects the park's concentration of high-value industries and specialized roles. The consistent rise in wages is driven by both increased employment and upward pressure on compensation across key sectors such as manufacturing, transportation, and professional services. This wage growth contributes to broader economic benefits, including enhanced household spending and increased state tax revenues through income and sales taxes.

FIGURE 6: THE AVERAGE WAGE AT QBP IS 20 PERCENT HIGHER THAN THE AVERAGE WAGE STATEWIDE (AVERAGE WAGES PAID TO CIVILIAN WORKERS)



Source: Q2 2025 Data from the Rhode Island Department of Labor and Training.

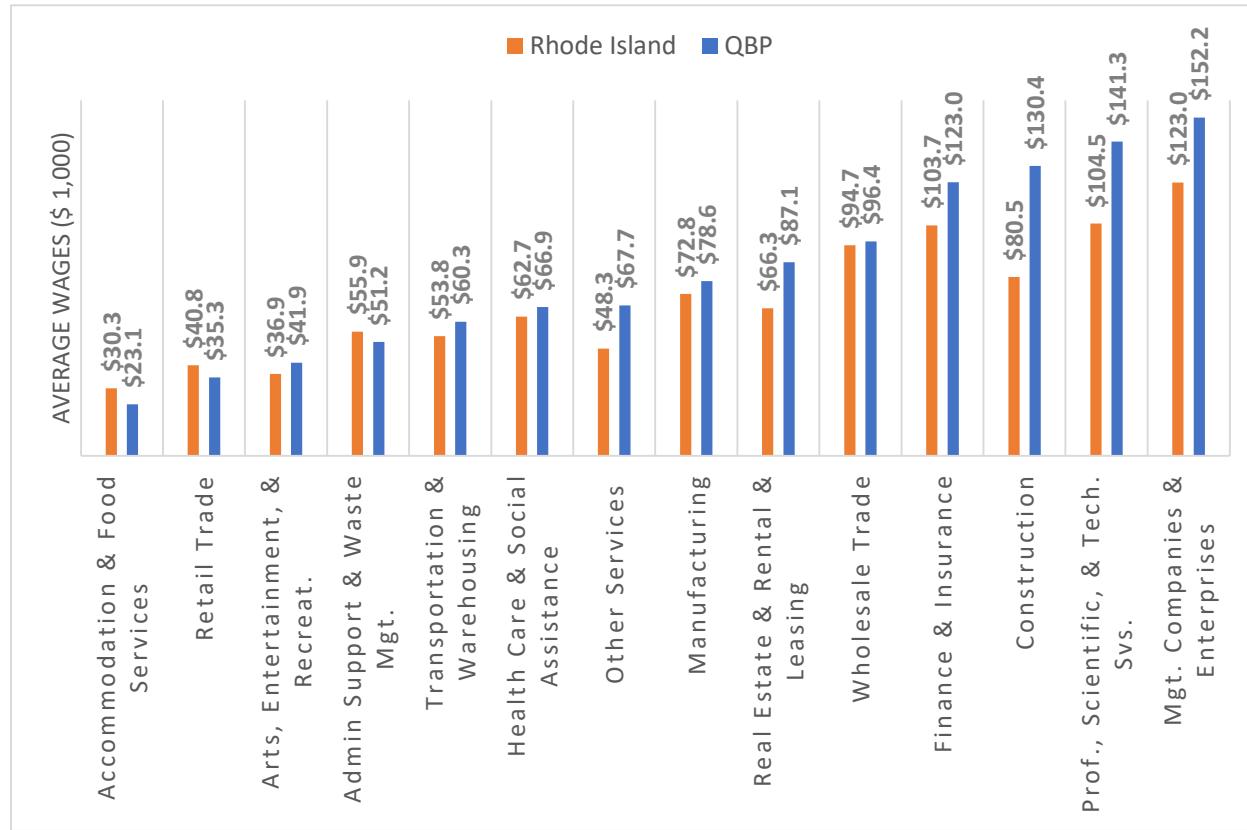
The manufacturing sector—representing approximately two-thirds of total employment at QBP—had an average wage of \$78,610 in 2025, which is 8% higher than the statewide manufacturing average of \$72,848. This wage premium reflects the park’s concentration of advanced manufacturing operations and skilled labor.

Significant wage differentials are also evident in other high-value sectors:

- **Management of Companies & Enterprises:** \$152,185 at QBP vs. \$122,952 statewide (+24%)
- **Professional, Scientific, and Technical Services:** \$141,313 at QBP vs. \$104,476 statewide (+35%)
- **Construction:** \$130,440 at QBP vs. \$80,544 statewide (+62%)
- **Finance and Insurance:** \$123,038 at QBP vs. \$103,652 statewide (+19%)

These wage differences are a byproduct of the specialized labor and capital-intensive infrastructure at QBP. Conversely, retail, accommodation, and administrative support underperform compared to state wage averages. However, their impact on the overall wage profile is limited, as they comprise just 5% of total park employment.

FIGURE 7: AVERAGE WAGE AT QBP IS HIGHER THAN THE STATE AVERAGE IN ELEVEN OUT OF FOURTEEN MAJOR INDUSTRIES (AVERAGE ANNUAL WAGES BY INDUSTRY, 2025)

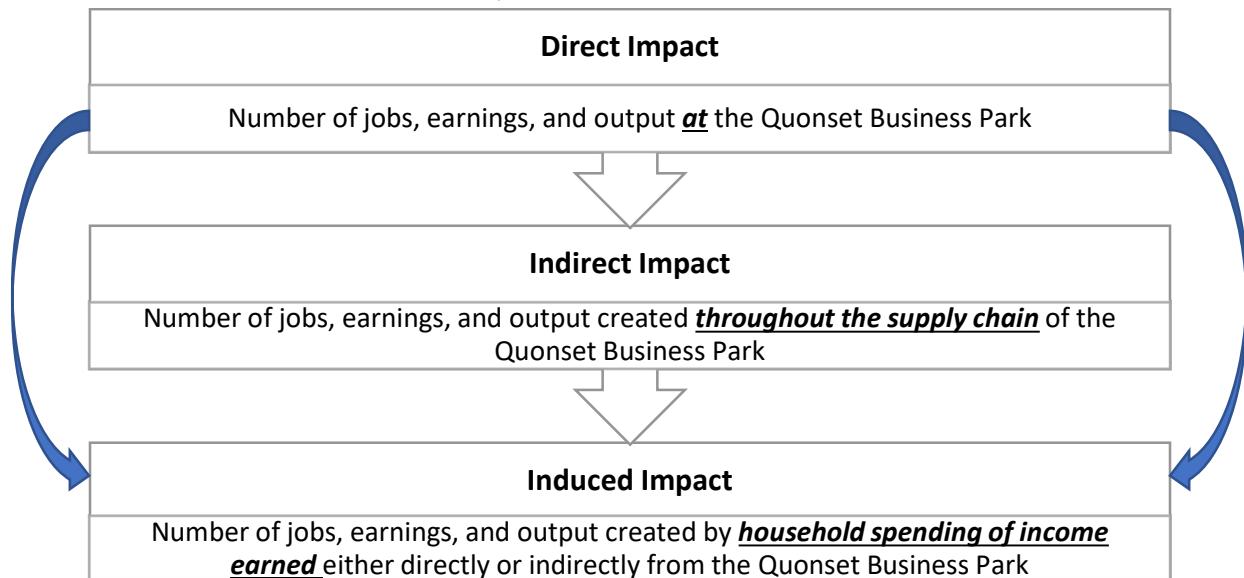


Source: Q2 2025 Data from the Rhode Island Department of Labor and Training.

THE MULTIPLIER IMPACT OF THE QUONSET BUSINESS PARK

The data presented and discussed in this report demonstrate that the Quonset Business Park (QBP) makes a substantial contribution to the Rhode Island economy through direct employment and income generation. However, the direct effect represents only one component of the QBP's overall economic benefit. The total contribution extends through three channels of impact: **direct**, **indirect**, and **induced** effects (Figure 8).

FIGURE 8: THE QUONSET BUSINESS PARK MULTIPLIER EFFECT



The **direct impact** encompasses the employment, income, and business activities detailed in earlier sections of this report. The **indirect impact** reflects the inter-industry effects that occur when suppliers of goods and services to Quonset-based businesses use their payments to purchase additional inputs—equipment, rent, and raw materials—thereby generating further jobs, income, and output across the state. The **induced impact** arises from the household spending of income earned both directly from Quonset-based employment and indirectly through the business supply chain. This spending stimulates additional demand for goods and services, leading to further job creation, income growth, and economic output in the state.

To capture these interconnected effects, this analysis employs **IMPLAN (IMpact Analysis for PLANning)**, an established economic modeling system that uses data from multiple government sources and an input-output framework to estimate how changes in income and spending flow through the local economy. IMPLAN enables the estimation of indirect and induced contributions associated with economic activity at the Quonset Business Park.

This report focuses on four key IMPLAN-derived metrics:

- **Employment** – the total number of jobs supported statewide;
- **Labor Income** – total employee compensation resulting from Park-related activity;
- **Output** – the overall value added to Rhode Island's Gross Domestic Product (GDP); and
- **Tax Revenues** – total state and local government revenues generated by these activities.

THE TOTAL ECONOMIC IMPACT OF THE QUONSET BUSINESS PARK

IMPLAN modeling shows that economic activities at Quonset Business Park (QBP) generate strong multiplier effects across Rhode Island's economy. For every 100 direct jobs at QBP, an additional 92 jobs are supported in other industries. Similarly, every \$100 in labor income paid to QBP workers generates \$81 in additional income statewide, and every \$100 in output produced at the park results in \$68 in output across other sectors.

In 2025, QBP contributed nearly \$7.0 billion to Rhode Island's economy, representing 8.4% of the state's Gross Domestic Product (GDP). Between 2018 and 2025, QBP's total output impact grew from \$4.3 billion to \$6.98 billion, a 64% increase (See Table A2 in the Appendix).

Labor income generated by QBP totaled \$2.2 billion², accounting for 6.4% of all labor income in Rhode Island. This includes \$1.2 billion in direct earnings, \$532.1 million in indirect earnings, and \$439.5 million in induced earnings. From 2018 to 2025, total labor income impact increased from \$1.3 billion to \$2.2 billion, reflecting a 69% rise (See Table A2 in the Appendix).

**TABLE 1: THE QUONSET BUSINESS PARK MAKES A SIGNIFICANT CONTRIBUTION TO THE STATE ECONOMY
(TOTAL ECONOMIC IMPACT, 2025)**

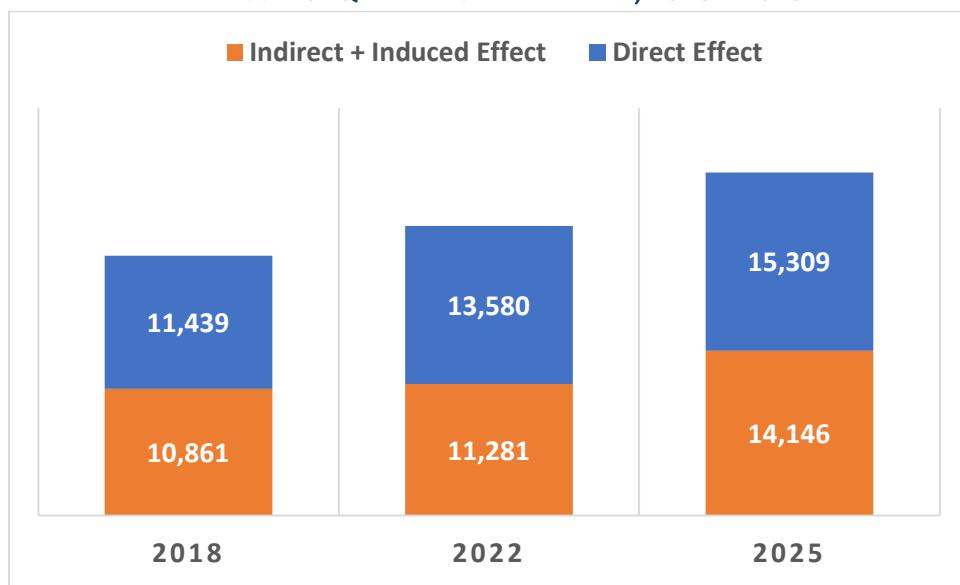
<i>Impact Type</i>	<i>Employment (FTE)</i>	<i>Labor Income (Million \$)</i>	<i>Output (Million \$)</i>
Total Effect	29,455	\$2,173.9	\$6,982.1
<i>Direct Effect</i>	15,309	\$1,202.3	\$4,158.2
<i>Indirect Effect</i>	7,307	\$532.1	\$1,522.2
<i>Induced Effect</i>	6,839	\$439.5	\$1,301.7
Share of the Rhode Island Economy	5.8%	6.4%	8.4%

Source: Author's calculations using IMPLAN.

In 2025, QBP's economic footprint supported 29,455 jobs, representing 5.8% of Rhode Island's total employment. This employment impact comprises 15,309 direct jobs and 14,146 jobs sustained through indirect and induced economic activity. Since 2018, QBP has seen significant expansion: direct employment grew by 34% (from 11,439 to 15,309), while the total employment impact rose by 32% over the same period.

² This figure includes wages paid to civilians and military personnel serving in the Rhode Island National Guard.

FIGURE 9: QBP EMPLOYMENT IMPACT, 2018 – 2025



Source: Author's calculations using IMPLAN.

QBP is a major source of tax revenues for the state and local governments. The tax revenue projections presented in this report consider current tax laws and policies and include the *direct, indirect, and induced* economic activities at and supported by the QBP.

The *direct* property tax revenues include real estate taxes from tenants who own their property and paid taxes directly to the town and Payments In Lieu Of Taxes (PILOT), which are tax payments resulting from agreements between the Town of North Kingstown, businesses operating at QBP, and the Quonset Development Corporation (QDC) itself. It also includes PILOT from tenants that lease their property from QDC. The QDC, Rhode Island Airport Corporation (RIAC) and Rhode Island National Guard facilities are exempt from property taxes.

The calculation of the *direct and indirect* sales taxes takes into consideration that the output of firms conducting defense-related activities (e.g. Electric Boat) at the Park is exempt from sales taxes. In addition, spending with purchases of goods and services made by the QDC, the Rhode Island National Guard, and RIAC are also exempt from sales taxes. This report, however, does not include tangible property taxes in its estimates because data on tangible property taxes related to activities at QBP are not available.

Table 2 summarizes the total impact on tax revenues at the state and local level. QBP supported the generation of \$191.5 million in tax revenues for local and state governments in 2025 in Rhode Island. This figure includes \$37.5 million in personal income taxes, \$16.8 million in corporate profit taxes, \$72.7 million in sales taxes, \$59 million in property taxes, \$0.5 million in motor vehicles licenses, and \$4.9 million in other taxes and fees collected by local and state governments. The \$59 million in property taxes includes over \$15 million in local tax and PILOT payments to the town of North Kingstown.

**TABLE 2: THE QUONSET BUSINESS PARK IS A LARGE SOURCE OF TAX REVENUES
(ECONOMIC IMPACT: LOCAL/STATE TAXES, 2025)**

<i>Description</i>	<i>Total (\$ Million)</i>
Total	\$191.5
<i>Personal Income Taxes</i>	\$37.5
<i>Corporate Profits Tax</i>	\$16.8
<i>Sales Taxes^b</i>	\$72.7
<i>Property Taxes (Commercial, Ind. & Resid.)^a</i>	\$59.0
<i>Motor Vehicle Licenses</i>	\$0.5
<i>Other Fees and Taxes</i>	\$4.9

Source: Author's calculations utilizing IMPLAN.

Note a: Figures for tax revenue include both real estate property taxes from Park-based businesses and payments made under prearranged tax agreements (PILOT).

Note b: Sales tax calculations account for specific statutory exemptions. This includes output from defense-related activities (e.g., Electric Boat), as well as procurement spending by the Quonset Development Corporation (QDC), the Rhode Island National Guard, and the Rhode Island Airport Corporation (RIAC).

QUONSET BUSINESS PARK ECONOMIC IMPACT ASSESSMENT

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DISCLAIMERS

Dr. Edinaldo Tebaldi, Professor of Economics at Bryant University, prepared this report at the request and for the Quonset Development Corporation.

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January 2026

APPENDIX

TABLE A1: EMPLOYMENT AND PAYROLL, QUONSET BUSINESS PARK, Q2 2025

Industry	Employment	Average Annual Wage	
		Quonset Business Park ^a	Rhode Island Statewide ^a
Total Private	14,234	\$78,076	\$66,268
Manufacturing	9,881	\$78,610	\$72,848
Transportation & Warehousing	991	\$60,330	\$53,800
Wholesale Trade	558	\$96,385	\$94,696
Admin Support & Waste Management	456	\$51,228	\$55,916
Management of Companies & Enterprises	359	\$152,185	\$122,952
Construction	345	\$130,440	\$80,544
Finance & Insurance	292	\$123,038	\$103,652
Health Care & Social Assistance	277	\$66,867	\$62,672
Accommodation & Food Services	275	\$23,101	\$30,336
Retail Trade	256	\$35,324	\$40,764
Other Services	68	\$67,671	\$48,280
Professional, Scientific, & Technical Services	64	\$141,313	\$104,476
Arts, Entertainment, & Recreation	56	\$41,879	\$36,884
Real Estate & Rental & Leasing	30	\$87,093	\$66,328
Not Available, Not Releasable, or Temporary ^b	326	N/A	N/A
Rhode Island National Guard (Air Force & Army)^c	1,075	NA	NA
Total	15,309	-	-

Notes: ^a Data from the Rhode Island Department of Labor and Training and Quonset Development Corporation is for Q2 2025; ^b Includes QBP's employment estimates of the data this report was issued; NA denotes "Not available." ^c This figure includes 423 military technicians and Active Guard Reserve (AGR) personnel. Additionally, it incorporates National Guard "M-day" (Man-day) personnel; these part-time headcounts have been adjusted to a Full-Time Equivalent (FTE) basis to ensure consistency with total employment metrics.

TABLE A2: SUMMARY OF THE ECONOMIC IMPACT, QUONSET BUSINESS PARK, 2018 - 2025

	Impact Type	Employment (Headcount)	Labor Income (Million \$)	Output (Million \$)	State/Local Tax Revenue (Million \$)
2018	Direct Effect	11,439	\$688.7	\$2,629.2	\$40.9
	Indirect + Induced Effect	10,861	\$595.5	\$1,637.5	\$87.9
	Total Effect	22,300	\$1,284.1	\$4,266.7	\$128.8
2022	Direct Effect	13,580	\$943.8	\$3,643.9	\$45.8
	Indirect + Induced Effect	11,281	\$772.1	\$2,268.4	\$123.3
	Total Effect	24,861	\$1,715.9	\$5,912.3	\$169.1
2025	Direct Effect	15,309	\$1,170.8	\$4,158.2	\$51.6
	Indirect + Induced Effect	14,146	\$971.7	\$2,823.9	\$139.9
	Total Effect	29,455	\$2,142.5	\$6,982.1	\$191.5
CHANGE 2018-2025	Direct Effect	34%	70%	58%	26%
	Indirect + Induced Effect	30%	63%	72%	59%
	Total Effect	32%	67%	64%	49%

Source: Author's calculations using IMPLAN