

The background of the entire page is a photograph of a construction site, featuring a large excavator bucket and a shovel. The image is heavily tinted with a blue color. Overlaid on this are several semi-transparent blue rectangular areas. One large blue area covers the top half of the page, containing the 'YesSuffolk' logo and the year '2024'. Another blue area covers the bottom half, containing the main title. A yellow banner is positioned behind the year '2024'.

YesSuffolk

2024

# ECONOMIC ACTIVITY REPORT

# FROM THE MAYOR

## Michael D. “Mike” Duman

### Dear Friends and Colleagues,

As we close out 2024 and the 50th anniversary of the City of Suffolk’s merger with Nansemond County, we see that this past year has been one of noteworthy economic development successes!

From the groundbreaking of the world-class Port 460 logistics center to the vibrant transformation of Downtown Suffolk with the addition of Downtown Festival Park, and the exciting growth of retail across the city, 2024 has been a landmark year of progress, promise, and possibility.

I encourage you to browse this Annual Report and discover how Suffolk has continued to grow and evolve strategically in support of our local residents and businesses while attracting new, innovative companies to our community.



### 2024 By the Numbers



**102,572**  
Population



**517**  
New Jobs Created



**\$391,359,556**  
Capital Investment



**1,685,017**  
Square Footage Impacted

### Suffolk City Council Members

L to R: John Rector, Suffolk Borough; LeOtis Williams, Whaleyville Borough; Ebony Wright, Sleepy Hole Borough; Michael Duman, Mayor; Lue Ward, Jr., Vice Mayor, Nansemond Borough; Timothy Johnson, Holy Neck Borough; Leroy Bennett, Cypress Borough; Shelley Butler Barlow, Chuckatuck Borough.





# SUFFOLK IS GROWING: COMMUNITY CATALYSTS



**Global Specialty Chemicals Producer**

Investment Facility Expansion



**\$193M**



New Jobs

**34**

**World's Largest Manufacturer of  
Marine Anodes**

**New Manufacturing Line  
Exceeding Distribution**



**Crucial to Shipbuilding  
Operations Surpass all  
Other Locations**



**Provides Modeling, Simulation, and  
Technology Solutions to Support  
Federal, State, and Defense Industry**



**Expanding to  
Suffolk, Virginia**



**Prime Contractor for DoD  
and Homeland Security  
Contracts**

# BON SECOURS: KEEPING SUFFOLK THRIVING



Additional SF  
**100,000**



**Expanded Services  
Offered On-Site**



**Integrated Emergency  
Department and  
Imaging Center**



Private Patient Rooms  
**18**



New Operating Rooms  
**4**



**Redesigned  
Surgery Pre-Op  
and Recovery Rooms**

*Photo: Bon Secours Harbour View Medical Center*

# VITALCARE: QUALITY IN-HOME CARE



**New State-of-the-Art  
Pharmacy**



**Expanded Access to  
High-Quality Fusion Therapy  
for Patients with Acute and  
Chronic Conditions**



**Provide Quality Care  
in the Comfort of Your  
Home**



# SUFFOLK:

## LINKED TO THE PORT OF VIRGINIA

Photo: Port 460 Logistics Center

### Port 460 Logistics Center

The first phase, covering 243 acres and consisting of five buildings, is expected to accommodate up to 2.4 million square feet, for industrial buildings ranging from 242,000 to more than 1 million.

Strategically positioned, this facility allows direct access to the entire region along the Eastern Seaboard.



Logistics Complex

**\$660M+**



Construction Jobs Created

**2,500+**



Permanent Jobs  
(once completed)

**9,000**

### Additional Notable Port-Accessible Developments

**Coastal Logistics Center I** welcomed their first tenant, ESKA, to their new 610,000 square feet building in Spring 2024. ESKA, a renowned 140-year-old manufacturer based in the Netherlands, expanded its operations by introducing machinery used to produce solid board for packaging cosmetics, perfumes, luxury goods, hardcover books, and game boards.

**Coastal Logistics II** recently completed construction and offers over 716,000 square feet of industrial space suitable for manufacturing or distribution use.

**Virginia Commerce Center**, McDonald Development's 101-acre master-planned industrial park, completed construction on Building 200, a 342,640-square-foot front-load distribution warehouse, suitable for single- or multi-tenant use. One additional building is planned for future construction.

MSI invested \$61.6 million to open its 548,000 square foot East Coast distribution facility at **Westport Commerce Park**, supported by McDonald Development.

# No Doubt About Downtown

To support the ongoing revitalization of Downtown Suffolk, the city has established a Downtown Advisory Committee. This diverse group serves as a platform for community members, local businesses, and stakeholders to provide input and feedback on the implementation of the Downtown Master Plan, ensuring a collaborative approach to future development and growth.



## Core Events

Downtown is hosting an increasing number of events. By providing more opportunities for people to visit, we're fostering a positive experience that drives increased traffic to our local restaurants and retailers.



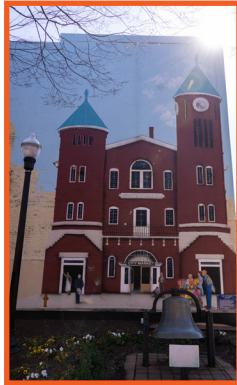
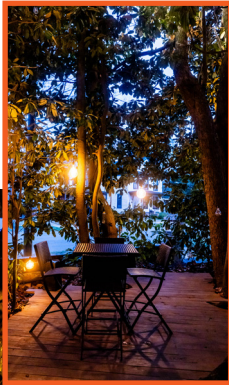
## Wayfinding Phase II Now Complete

Sixteen "Trailblazer" signs have been installed to enhance accessibility and connectivity in Downtown Suffolk. Each sign provides valuable information and highlights local history, supporting revitalization, growth, and community engagement.





# Discover the Many Gems in Downtown Suffolk



## Major Projects

### Downtown Festival Park

- Officially Opened to the Public in August 2024
- Serves as Gateway to the Core of Downtown Suffolk
- Catalyst for Future Development

### Suffolk Central Library

- Groundbreaking Ceremony Held in April 2024
- New Library will Span Two Stories and 37,800 SF
- Overall Design Reflects Extensive Community Input

## New Businesses are Booming in Downtown

Blessed Hands Florals & More

Crust & Cork

*Darla's Downtown Boutique*

Gourmet Burger Bistro

Herb Heads & Company

Apothecary & Makery Bar

*LoKee Restaurant and Bar*

Next to Nothing

*Secret's Closet*

The Elliott Apartments

The General Public

Walker's Market





# STAYING FOCUSED:

## SUPPORTING SMALL BUSINESS

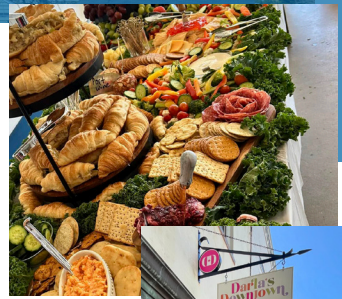
### Small Business Improvement Grants

The City of Suffolk is committed to supporting our business community by utilizing the Small Business Improvement Grant program. This initiative not only provides funding to help small businesses grow and invest in our community, but also contributes to the revitalization of underdeveloped properties. This year, several local businesses were proud recipients of the grant.



### Recent Grant Recipients:

- Café Davina
- Conner's Deli & Catering
- Darla's Downtown Boutique
- Gourmet Burger Bistro
- Rajput Indian Cuisine
- Redwood Smoke Shack
- Sojourn Fermentory



### Exploring the Riches of Suffolk





# DEVELOPMENT PROJECTS:

## GENERATING GROWTH

In 2024, new development projects were announced, broke ground, and opened throughout the City. The following are just a sample of the many active development projects throughout Suffolk.



### **Lowe's:**

- 1.5M SF Distribution Facility
- \$75M Project
- Created 100+ New Jobs
- CoStar Impact Award Winner
- STAGE: Complete



### **FreezPak Logistics:**

- 245K SF Cold Storage Facility
- \$77.5M Project
- Created 80 New Jobs
- STAGE: Complete



### **MS International:**

- 548K SF Distribution Facility
- \$61.6M Project
- Creating 80 New Jobs
- STAGE: Under Construction



### **Miss Lilly's Trading Post:**

- 6K SF Vintage Shop & Market
- Home to 30+ Local Vendors
- Antiques & Unique Gifts
- STAGE: Complete



### **Caring Hands Animal Hospital:**

- 5K SF Veterinary Clinic
- \$1M Project
- Created 10 New Jobs
- STAGE: Complete



### **Camp Community College:**

- Awarded \$100K GO Virginia Grant to Address Mechatronics Workforce Gaps
- Create Upskilling Plan for Industrial/Warehouse Workers
- Support Short-Term Training Degree Programs
- STAGE: In Progress



### **Gianna's Seafood Chop House:**

- 7,500 SF Restaurant
- \$1M Project
- Creating 15 New Jobs
- STAGE: Under Construction



### **Jungle Jamz Play Café:**

- Grand Opening of Suffolk's First Indoor Play Area
- Offers Lattes, Blended Drinks, and Freshly Brewed Coffee
- Created 5 New Jobs
- STAGE: Complete



[www.YesSuffolk.com](http://www.YesSuffolk.com)

### **Additional Projects:**

Stay up to date on all the latest development projects!

# UPSCALE LIVING: BRINGING RETAIL CLOSE TO HOME

## The Gallery at Godwin

The Gallery at Godwin is a luxury mixed-use community offering studio to three-bedroom apartments with on-site retail. Amenities include a clubhouse, saltwater pool, fitness center, dog park, elevators, and covered parking. Conveniently located near Sentara Obici Hospital and Publix Market, it provides easy access to dining, shopping, and healthcare.



### New Retail Offerings:

- Buzzing Bees Haircuts for Kids
- Catrina's Mexican Cuisine
- Godwin Pharmacy
- Pressed Cafe

**Small Business is Booming!**





# BITE & BREW:

## TIME TO EAT



SMALL BUSINESS EXCELS IN SUFFOLK



# CITY OF SUFFOLK

## Economic Development

PO Box 1858  
Suffolk, Virginia 23439

757-514-4040



[www.YesSuffolk.com](http://www.YesSuffolk.com)