



2025

ECONOMIC ACTIVITY REPORT



YesSuffolk



GROWING TOWARD THE FUTURE,

Rooted in Success.

From The Mayor

Dear Friends and Colleagues,

As we look back on 2025 and all the year brought to Suffolk, we are reminded of the continued commitment many longtime businesses have made to our community. From modest beginnings to continued expansions and investments, many businesses, some of which are our largest employers, remain committed to supporting Suffolk's residents, and fellow businesses.

In this year's Economic Activity Report, we feature a few of these longtime Suffolk businesses, as well as highlight the many other noteworthy accomplishments our city had over the past year.

-Mayor Michael D. "Mike" Duman



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.



Janet Days

ECONOMIC DEVELOPMENT DEPARTMENT

Janet Days, Director

Deanna Trimyer, Assistant Director

Terry Smith, Senior Business Development Manager

Erin Dears, Business Development Manager

Julia Hillegass, Agricultural Specialist

Chris Briardy, Grants and Incentives Manager

Sheena Idlette, Economic Development Associate

2025 ECONOMIC DEVELOPMENT AUTHORITY

Welsey King, Chairman, Cypress Borough

Anthony Harper, Vice-Chairman, Whaleyville Borough

B.J. Willie, Secretary-Treasurer, At-Large Representative

Sean Banks, Nansemond Borough

Carly Bosco, Sleep Hole Borough

Karima Lockwood, Chuckatuck Borough

Justin Nelson, Holy Neck Borough

William Webb III, Suffolk Borough



Wesley King

Celebrating Generations of Suffolk Businesses



At its facility **built in 1997**, Solenis produces specialty chemicals for water treatment and industrial applications. Serving customers in **more than 120 countries**, the Suffolk facility is a key global producer of these essential chemicals. Solenis is **investing \$77 million** to expand the plant, adding new production capabilities and infrastructure to meet growing demands.



Since 1955, Lipton has operated the **largest tea processing facility in the U.S.** right here in Suffolk. In 2025, Lipton celebrated its **70th anniversary** in Suffolk with a **\$15 million investment** to upgrade the plant, including new equipment and modernized production lines. The expansive facility blends, packages, and ships **millions of bags of tea** enjoyed by people nationwide.



Established in 1999, TowneBank has become one of Virginia's largest community banks. Starting with one Hampton Roads location, TowneBank now operates **more than 60 banking offices** throughout the Commonwealth. The bank recently celebrated its **37th anniversary** and completed a merger with Old Point Financial, further expanding its network.

Healthcare Sector Continues Strong Growth



Bon Secours Harbour View Medical Center expanded in 2025 with a new 98,000-square-foot facility in the Harbour View area, significantly boosting Suffolk's healthcare capacity and development investment.



98,000 Square-Foot Facility
The expansion added a state-of-the-art medical center, enhancing access to care for Suffolk's growing population.



4 Operating Rooms
The new facility features four cutting-edge operating rooms, equipped with advanced technology to support a wide range of surgical procedures.



18 Private Patient Rooms
The expansion also introduced 18 modern, private patient rooms, providing a comfortable and healing environment for patients.

Recent Expansion of Business Parks and Commercial Centers Spur Growth



Retail & Business
New eateries and retail shops, including Chipotle, Queen Nails & Spa, and First Watch, are enhancing and expanding shopping and dining options in Suffolk.

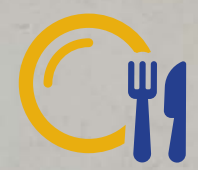


Office & Professional Spaces
Modern office developments positioned along key business corridors are attracting desirable professional services, expanding local business opportunities.



Local Job Creation Equals More Employment
The steady local growth in Suffolk directly translates into the creation of new jobs and advancement opportunities, benefitting residents and businesses alike.

Driving Economic Growth and Local Business Success



Dining & Services
The increased variety of available dining options and service-oriented businesses boost convenience for residents and visitors and drive economic growth in Suffolk's commercial corridors.



Increased Commercial Activity
With continued growth in Suffolk's commercial sector, new and expanding businesses benefit from greater access to both customers and a growing market.



Investment in Infrastructure Supports Modernization
Suffolk's industry growth and expanding community amenities is directly supported by key investments in local infrastructure, such as transportation, energy, water, and broadband, among others.



Celebrating New Businesses Across Suffolk

The City of Suffolk continues to welcome new and expanding businesses that create jobs, invest in our community, and enhance the quality of life for residents and visitors.



StayAPT Suites

This extended-stay hotel brings modern amenities and convenience to Suffolk, supporting both business and leisure travelers.



Golden Luxe Arena

A premier entertainment venue featuring roller skating, an arcade, and jump park, designed to bring people together through fun, interactive experiences in a family-friendly environment.



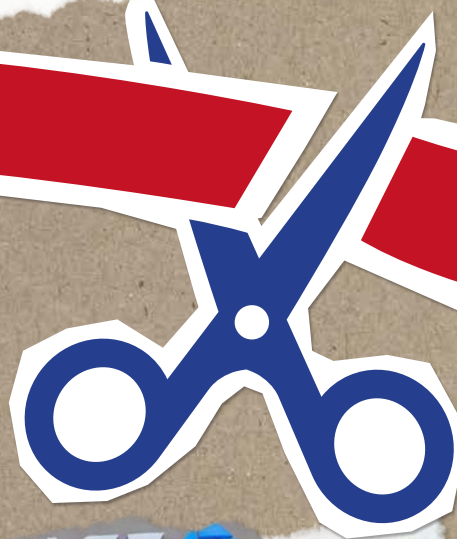
Bon Secours Women's Imaging Center

Adding specialized diagnostic care tailored for women's health using advanced equipment in a welcoming, modern space.



Chase Bank

Expanding financial services in Suffolk and investing in the success of individuals and businesses.



The Salty Shell

A unique local shop offering gifts, art, and home decor with coastal charm and hometown hospitality.



Transnational Foods

A major expansion into nearly 360,000 square feet to better serve customers across the U.S., while also making a significant investment in Suffolk.



AJ's Downtown Dogs

Bringing a fun mix of culinary flair and nostalgia to Downtown Suffolk with a delicious menu of gourmet hot dogs.



Harbor Freight

Bringing more than 7,500 quality tools and products to Suffolk to support residential and commercial projects.



Eastern Adult Day Center

Offering compassionate adult day care for older adults in a welcoming environment.



Getting Creative with Warehouse Space

Suffolk continues to grow as a hub for innovative warehouse and industrial developments.



Flexible warehouse space in Shoulder Hill Business Park has been reimagined to suit diverse tenants, blending traditional logistics, with recreation and service-oriented businesses.



Meanwhile, Northgate Commerce Center has expanded its logistics distribution footprint. These strategic efforts highlight Suffolk's adaptability in warehouse use and solidify its status as a key hub for industrial growth.



Repurposed Spaces
Warehouse spaces transformed for logistics, service-oriented businesses, and recreational uses.



Adapting to Demand
Flexible approach to warehouse development strengthens Suffolk's position for diverse business needs.

Investing in Our Community



Supporting Residents via Affordable Housing

Building off the first phase of the Peanut Crossing project completed in 2021, which revitalized the former Suffolk Peanut Company historic site, the second phase has recently begun and includes the addition of 90 income-restricted units as part of the adaptive-reuse apartment complex. This most recent expansion aims to support middle-income residents by reserving units based on local area median income.



Growing the Local Talent Pool

The Camp Community College Workforce Trades and Innovation Center has officially opened in Suffolk to strengthen the talent pipeline for the maritime, infrastructure, logistics/warehousing, and other skilled trade-dependent industries.



New Grant Opportunities Available



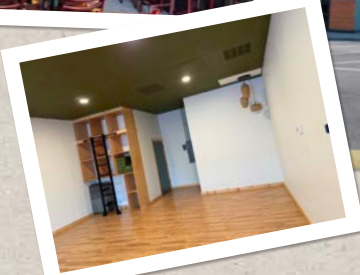
\$1,259,363
Total Value of all EDA Grant Funding in 2025.



WATCH Grant



Family Day Home Grant





Moving Downtown Forward

City Council Leadership Established the Arts & Cultural District in October 2025 to drive economic vitality and introduced a new grant to support creative businesses.

Downtown Advisory Committee (2025) Advises City Council on downtown policy; helped shape the WATCH district concept.

WATCH, Inc. Newly formed nonprofit partnering with the City to activate the district through public art and placemaking.

Downtown Businesses Provide goods and services while shaping the identity and daily energy of downtown.

Artists & Creatives Central to the district—transforming spaces into vibrant, engaging places.



COFFEE IN A MAGICAL MAGNOLIA



LIVE PERFORMANCE @ THE SUFFOLK CENTER!



MR. PEANUT



LUNCH @ SUSHI AKA



CONCERT IN THE PARK



ROASTED IN THE SHELL @ PLANTERS PEANUT CTR



FOUND MY VIBE!!!



Downtown is evolving, blending historic charm with fresh energy. Vivid public art adds color and personality, while festivals, concerts, and exhibits draw visitors and locals alike. Diverse dining and independent businesses continue to grow, creating a walkable destination with something new to discover each visit.

Transforming Downtown Suffolk through vibrant art, creative expression, and a renewed sense of place.

WatchDowntownSuffolk.com



ONE DAY ONE DOWNTOWN
So Many Experiences.
downtownsuffolkva.com

Agriculture Maintains Deep Roots in the Community



These efforts support local farmers, small businesses, and future generations, ensuring ag remains a key driver of the local economy.



A new promotional logo was launched, highlighting the local commitment to agriculture.



In 2025, the City advanced a range of initiatives to strengthen the sector and support its long-term success.



Educational seminars and outreach programs provided resources on farming, forestry, finance, agritourism, and conservation.



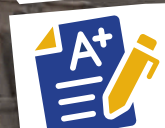
Partner with Organizations Making a Lasting Impact



Volunteer efforts strengthen neighborhoods and provide opportunities for local families.



Habitat for Humanity and other partners are helping build safer, stronger communities.



These partnerships reflect Suffolk's ongoing commitment to improvement the quality of life for all.

2025

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YesSuffolk

www.YesSuffolk.com