



**Retail Advisors**

*Assembling the Retail World  
Remembering the Retail World*

# MEDICAL OFFICE BUILDING FOR LEASE OR SALE

**219 Cook Road,  
Yorktown, VA 23690**

## Property Features:



### **Location**

Great visibility and easy access from Cook Road.



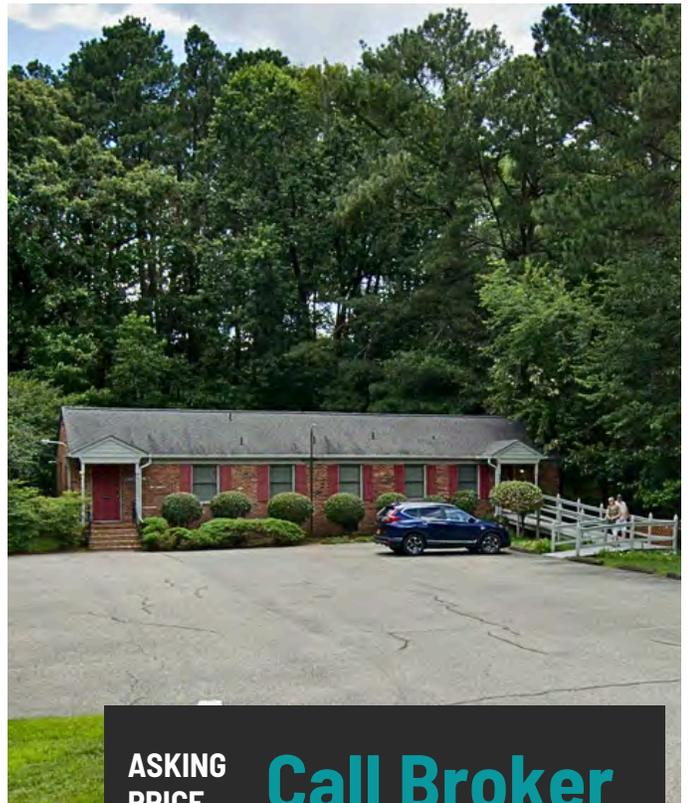
### **Traffic Counts**

Cook Road 4,027 VPD (2025)



### **Area Tenancy**

TPMG Yorktown Family Medicine, York High School, York Middle School, Yorktown Library, Historic Yorktown & more!



ASKING  
PRICE

**Call Broker**

**This approx. 1,920 sqft. turn-key dental office building is located in the heart of Yorktown. All equipment, furniture & fixtures convey.**

**FOR LEASE  
OR SALE**



Contact Us  
**757-898-7890**

Visit Our Website  
**[www.retailadvisors.us](http://www.retailadvisors.us)**





**219 COOK ROAD,  
YORKTOWN VA 23690**

Strategically located in close proximity to prominent residential neighborhoods, York Middle and High School, and Historic Yorktown.  
Featuring monument signage and abundant parking!



**Demographic Summary**

	<u>1 mile</u>	<u>2 miles</u>	<u>3 miles</u>
2024 Estimated Population:	4,820	6,900	15,119
2024 Est. Median HH Income:	\$111,428	\$114,471	\$102,260
2024 Est. Total Employees:	1,094	2,817	5,232



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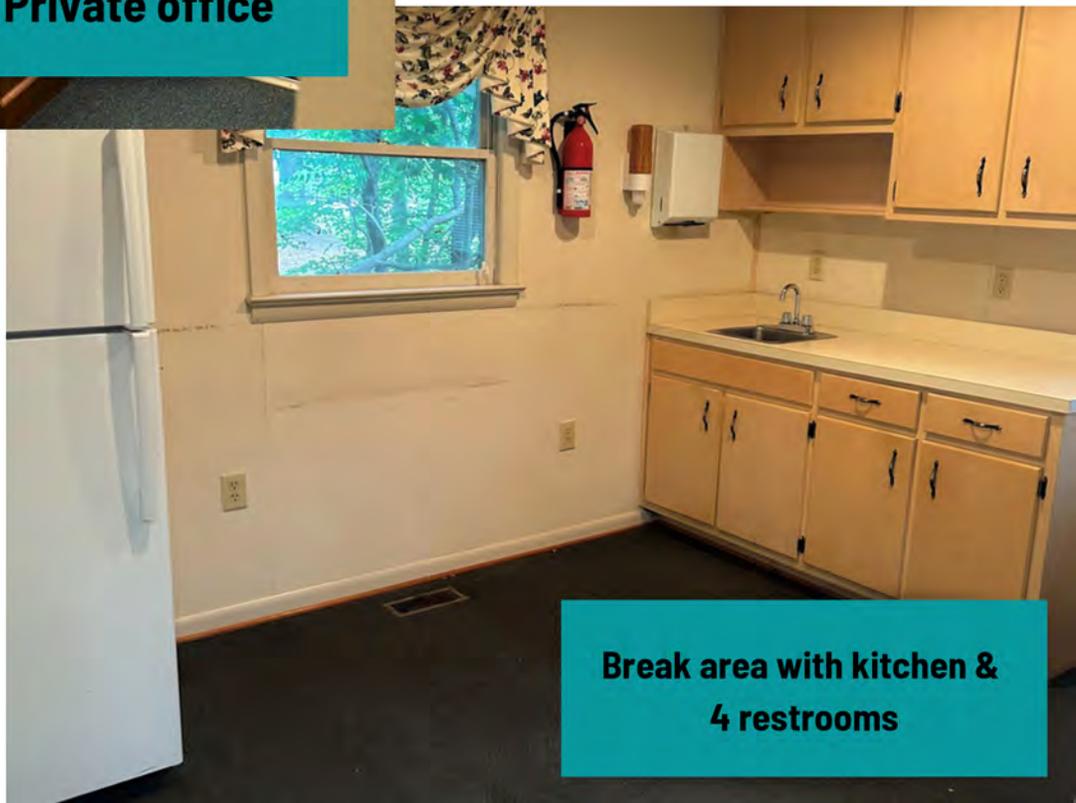
# 219 Cook Rd. Interior pictures



**4 Operatories & 1 X-Ray  
room**



**Private office**



**Break area with kitchen &  
4 restrooms**

**219 Cook Rd**

Yorktown, VA 23690

May 2025

**York Middle School**

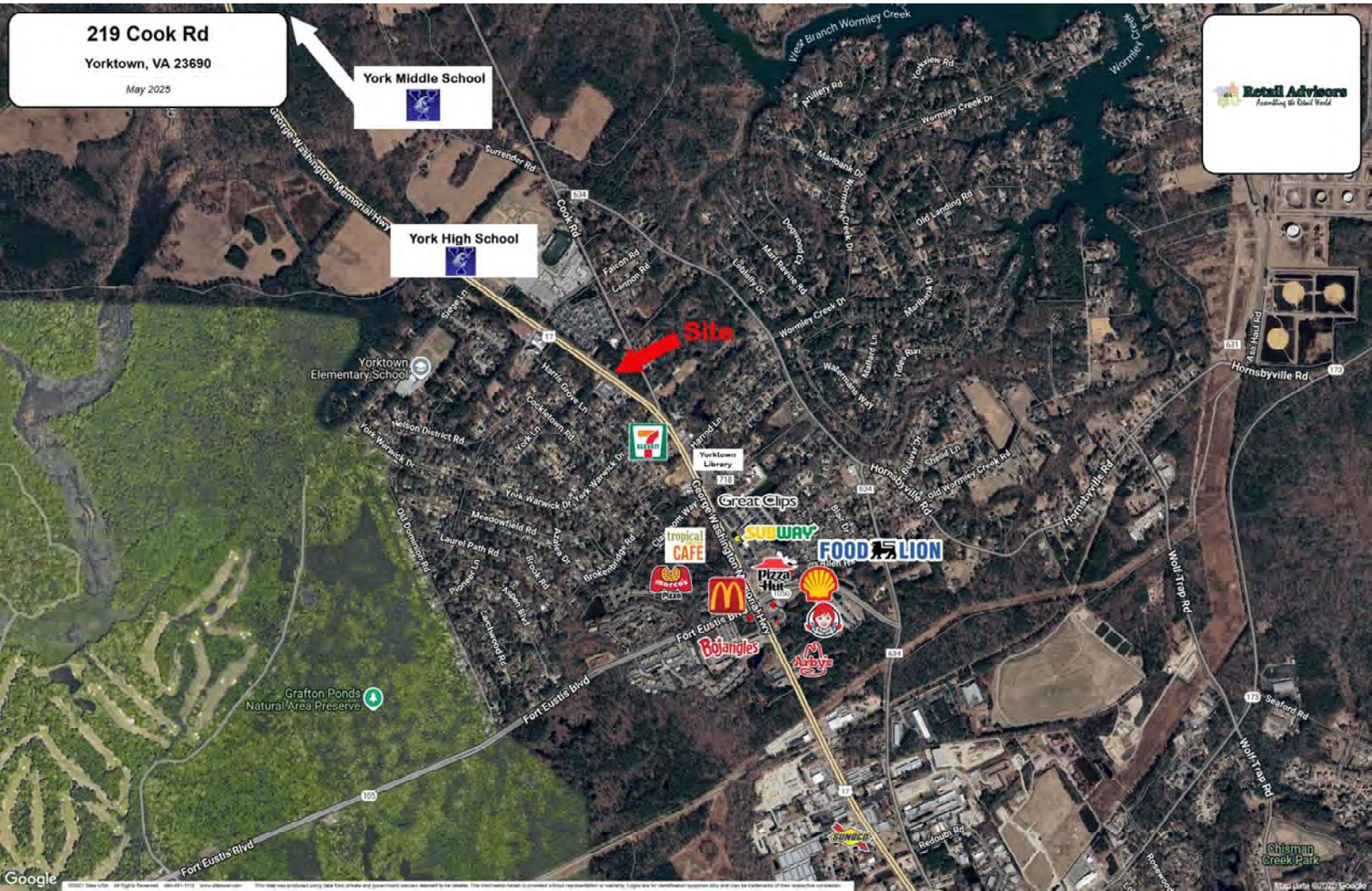


**York High School**



**Retail Advisors**  
Presenting the Retail World

**Site**



**219 Cook Rd**

Yorktown, VA 23690

May 2025

**Retail Advisors**  
Presenting the Retail World

**Premises**



# Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections  
 Calculated using Weighted Block Centroid from Block Groups

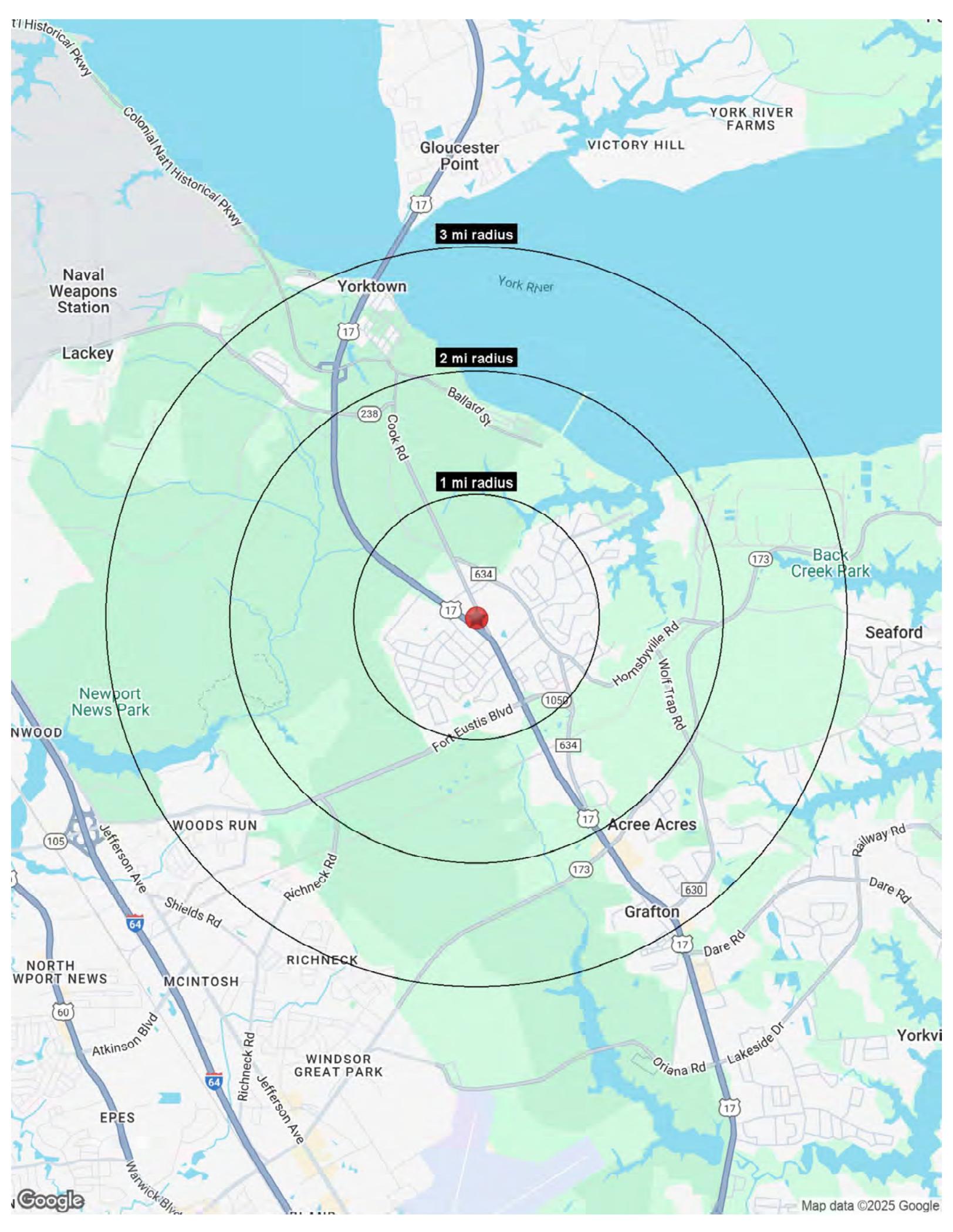


Retail Advisors, Inc.  
 Lat/Lon: 37.1999/-76.4943

219 Cook Rd Yorktown, VA 23690	1 mi radius	2 mi radius	3 mi radius
<b>Population</b>			
2024 Estimated Population	4,820	6,900	15,119
2029 Projected Population	4,784	6,889	14,855
2020 Census Population	4,865	6,694	15,276
2010 Census Population	4,476	6,020	14,203
Projected Annual Growth 2024 to 2029	-0.1%	-	-0.3%
Historical Annual Growth 2010 to 2024	0.5%	1.0%	0.5%
2024 Median Age	46.1	44.1	41.1
<b>Households</b>			
2024 Estimated Households	2,054	2,802	5,947
2029 Projected Households	2,054	2,821	5,880
2020 Census Households	2,020	2,661	5,930
2010 Census Households	1,826	2,385	5,428
Projected Annual Growth 2024 to 2029	-	0.1%	-0.2%
Historical Annual Growth 2010 to 2024	0.9%	1.2%	0.7%
<b>Race and Ethnicity</b>			
2024 Estimated White	77.6%	75.0%	65.1%
2024 Estimated Black or African American	11.0%	12.9%	20.6%
2024 Estimated Asian or Pacific Islander	4.4%	4.3%	5.1%
2024 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.2%
2024 Estimated Other Races	6.8%	7.5%	9.0%
2024 Estimated Hispanic	5.7%	6.3%	7.7%
<b>Income</b>			
2024 Estimated Average Household Income	\$132,391	\$140,894	\$125,063
2024 Estimated Median Household Income	\$111,428	\$114,471	\$102,260
2024 Estimated Per Capita Income	\$56,498	\$58,429	\$50,005
<b>Education (Age 25+)</b>			
2024 Estimated Elementary (Grade Level 0 to 8)	0.7%	0.7%	2.1%
2024 Estimated Some High School (Grade Level 9 to 11)	2.5%	2.8%	3.3%
2024 Estimated High School Graduate	16.2%	17.2%	20.6%
2024 Estimated Some College	18.7%	18.1%	20.7%
2024 Estimated Associates Degree Only	9.0%	8.9%	8.8%
2024 Estimated Bachelors Degree Only	27.3%	27.4%	25.3%
2024 Estimated Graduate Degree	25.6%	25.0%	19.2%
<b>Business</b>			
2024 Estimated Total Businesses	126	308	541
2024 Estimated Total Employees	1,094	2,817	5,232
2024 Estimated Employee Population per Business	8.7	9.1	9.7
2024 Estimated Residential Population per Business	38.3	22.4	27.9

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3 mi radius

2 mi radius

1 mi radius

634

17

Fort Eustis Blvd

1050

634

17

173

630

17

17

17

Gloucester Point

VICTORY HILL

YORK RIVER FARMS

Yorktown

York River

Ballard St

Cook Rd

238

Back Creek Park

173

Seaford

Newport News Park

NWOOD

WOODS RUN

Acree Acres

Grafton

Railway Rd

Dare Rd

Dare Rd

Yorkvi

RICHNECK

WINDSOR GREAT PARK

NORTH WPORT NEWS

MCINTOSH

EPES