



Hilton On The Square

3601 Hilton Avenue
 Columbus, Georgia 31904

Property Overview

Located at 3601 Hilton Avenue in Columbus, Georgia, this multi-tenant retail/office building offers a diverse range of spaces suitable for various business needs. Each suite has a modified gross lease with water included.

Situated in a prime, centrally located area of Columbus, GA, this property offers easy access to major roads like Veterans Parkway and Manchester Expressway. The surrounding neighborhood features a vibrant mix of businesses, including retail, wellness centers, and professional services, providing a dynamic commercial environment. With ample parking, nearby amenities such as restaurants and shopping, and a growing community, this location offers great visibility and convenience for both employees and customers.

Offering Summary

Lease Rate:	\$725.00 - 1,375.00/month (MG)
Building Size:	+/- 12,722 SF
Available SF:	+/- 550 - 1,100 SF
Lot Size:	+/- 0.94 Acres

Demographics 1 Mile 3 Miles 5 Miles

	1 Mile	3 Miles	5 Miles
Total Households	4,035	29,695	70,625
Total Population	9,409	69,907	169,041
Average HH Income	\$79,327	\$69,445	\$72,969

For More Information

Amy D. Gill, MICP, MRP

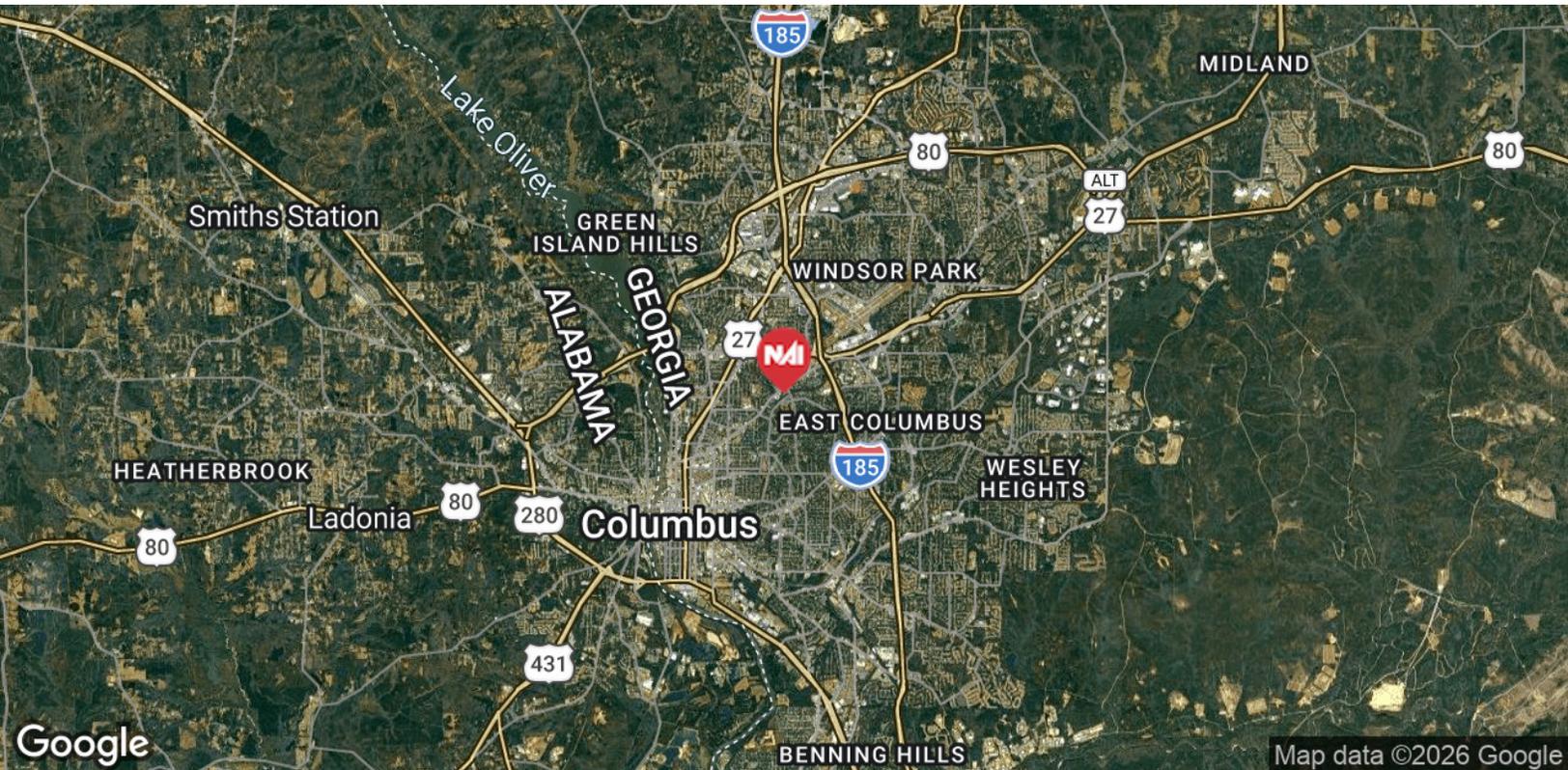
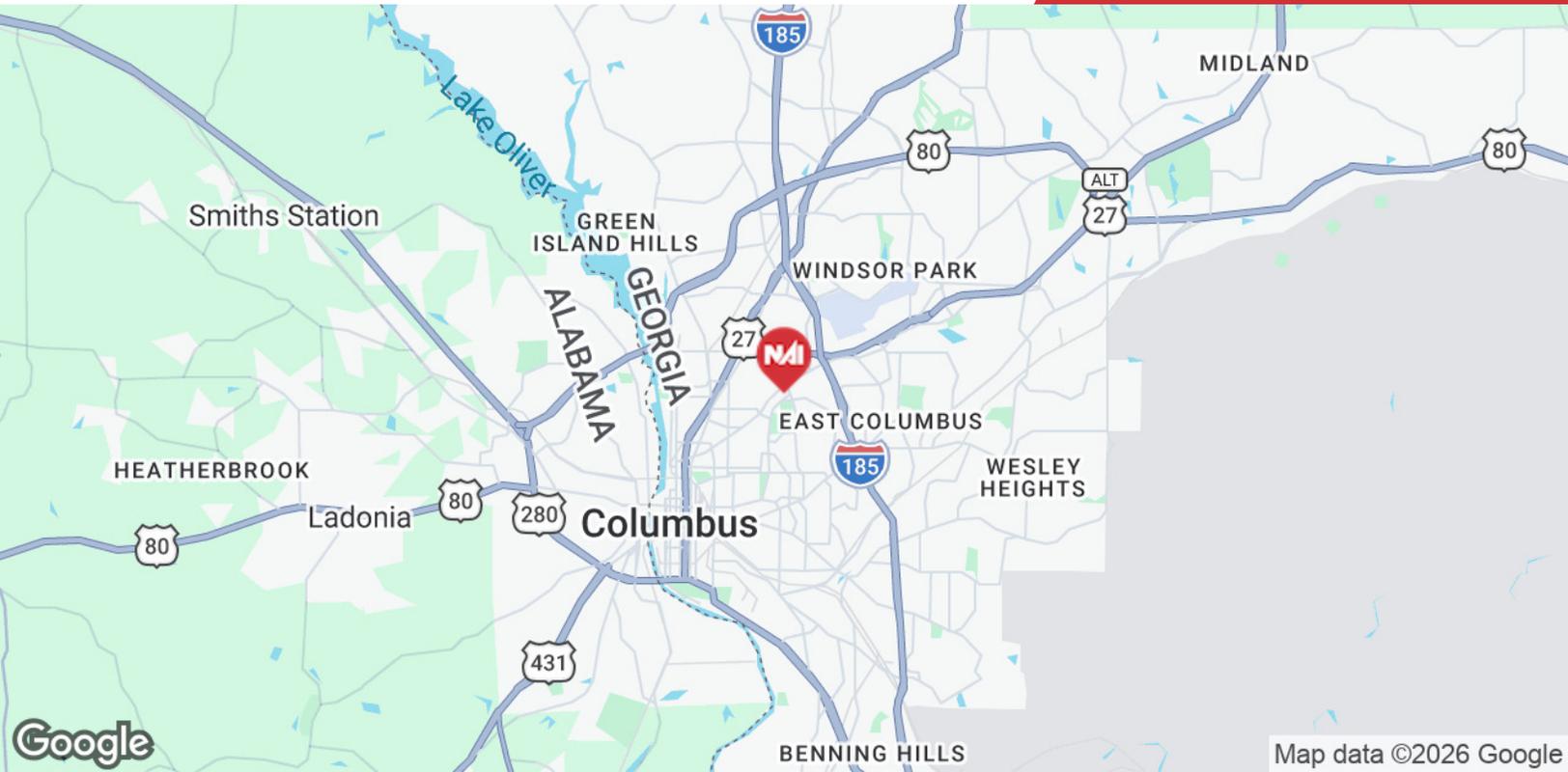
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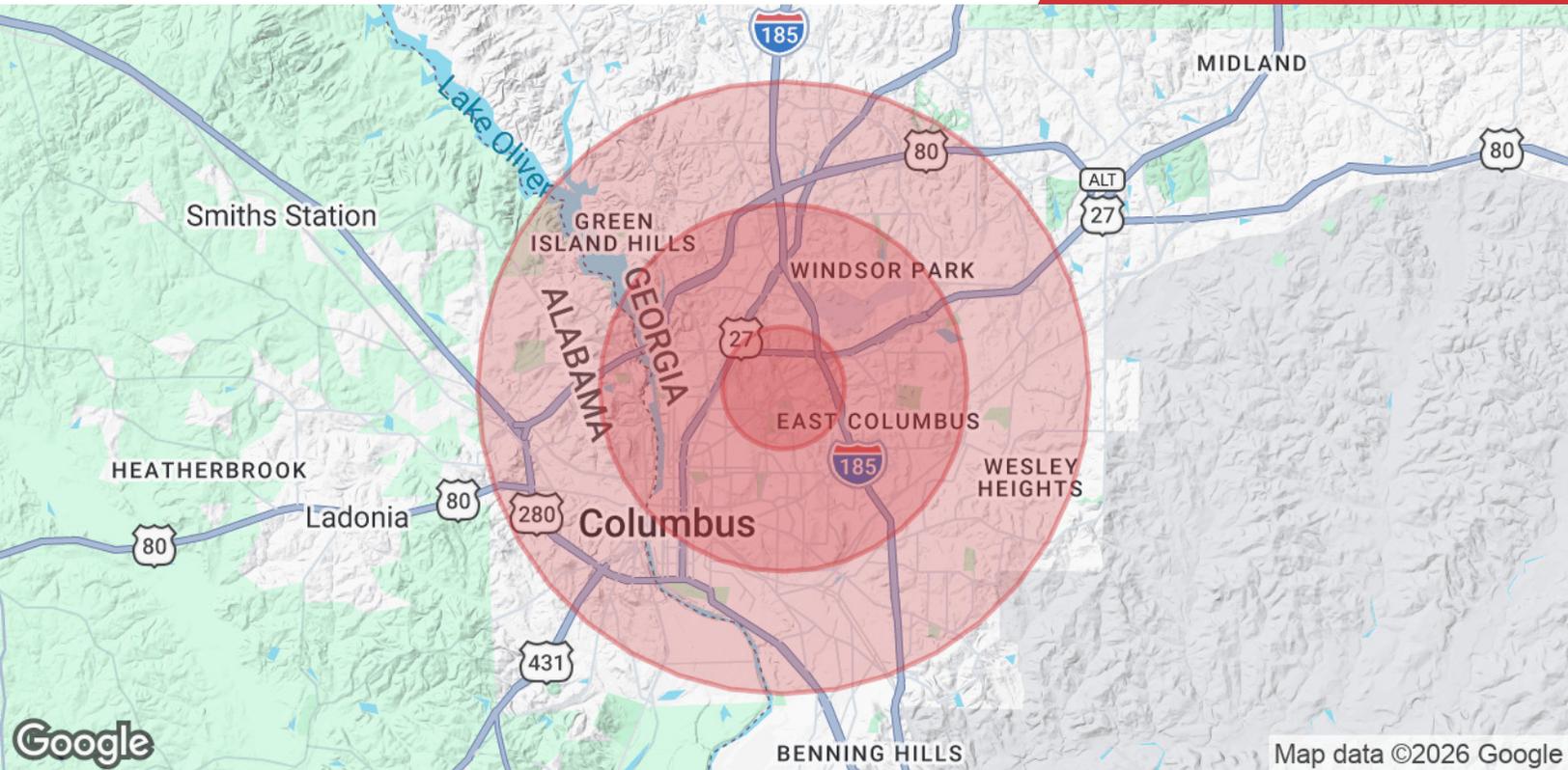
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Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies, U.S. Geological Survey



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Population	1 Mile	3 Miles	5 Miles
Total Population	9,409	69,907	169,041
Average Age	39	39	39
Average Age (Male)	38	38	38
Average Age (Female)	41	40	41
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	4,035	29,695	70,625
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$79,327	\$69,445	\$72,969
Average House Value	\$236,288	\$213,597	\$224,382

Demographics data derived from AlphaMap

Owner Disclosure Notice

Member(s) of the property ownership are licensed real estate professionals in the State of Georgia, and hold an ownership interest in the property being advertised.