



# 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

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

## Demographics 1 Mile 3 Miles 5 Miles

<b>Total Households</b>	4,035	29,695	70,625
<b>Total Population</b>	9,409	69,907	169,041
<b>Average HH Income</b>	\$79,327	\$69,445	\$72,969

## For More Information

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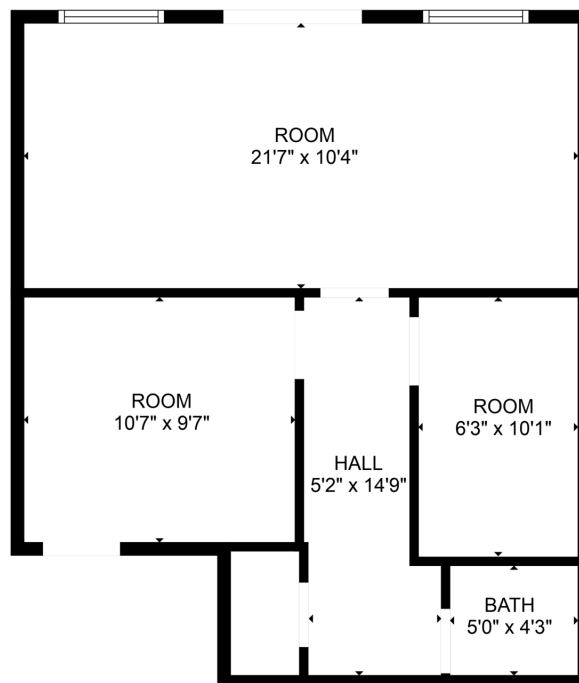




Suite 227



Suite 227



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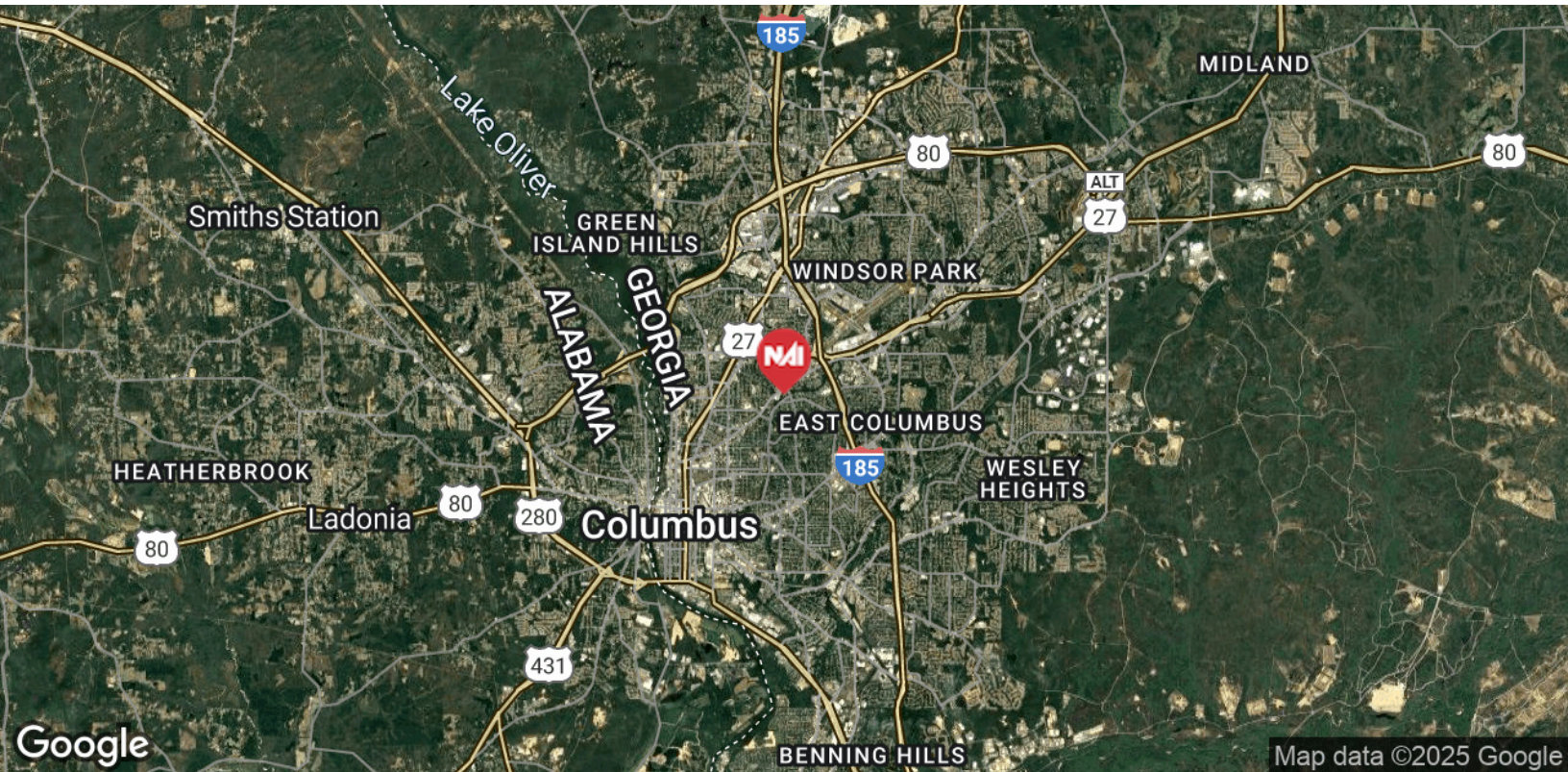
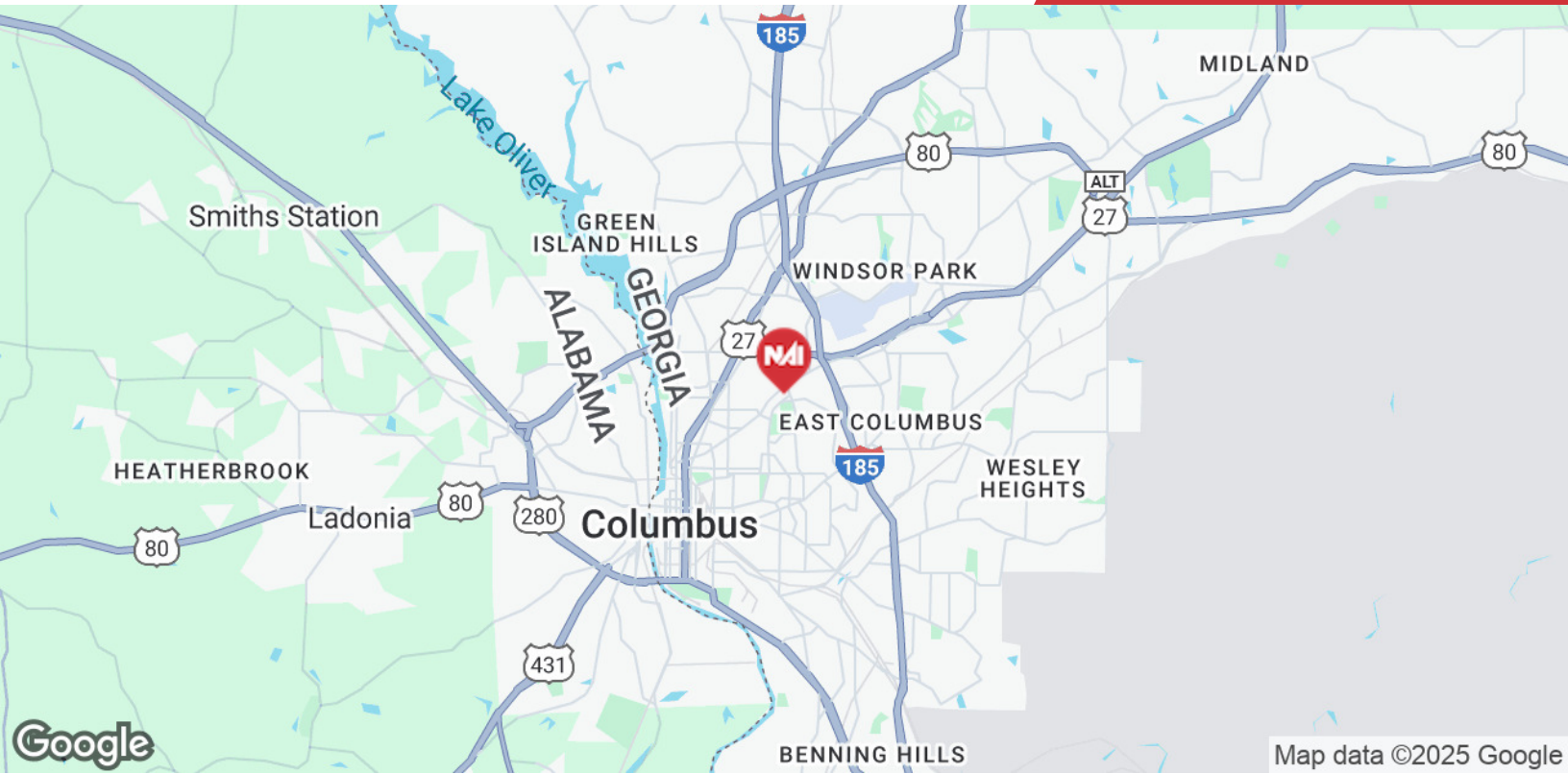
FLOOR PLAN CREATED BY CURICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.





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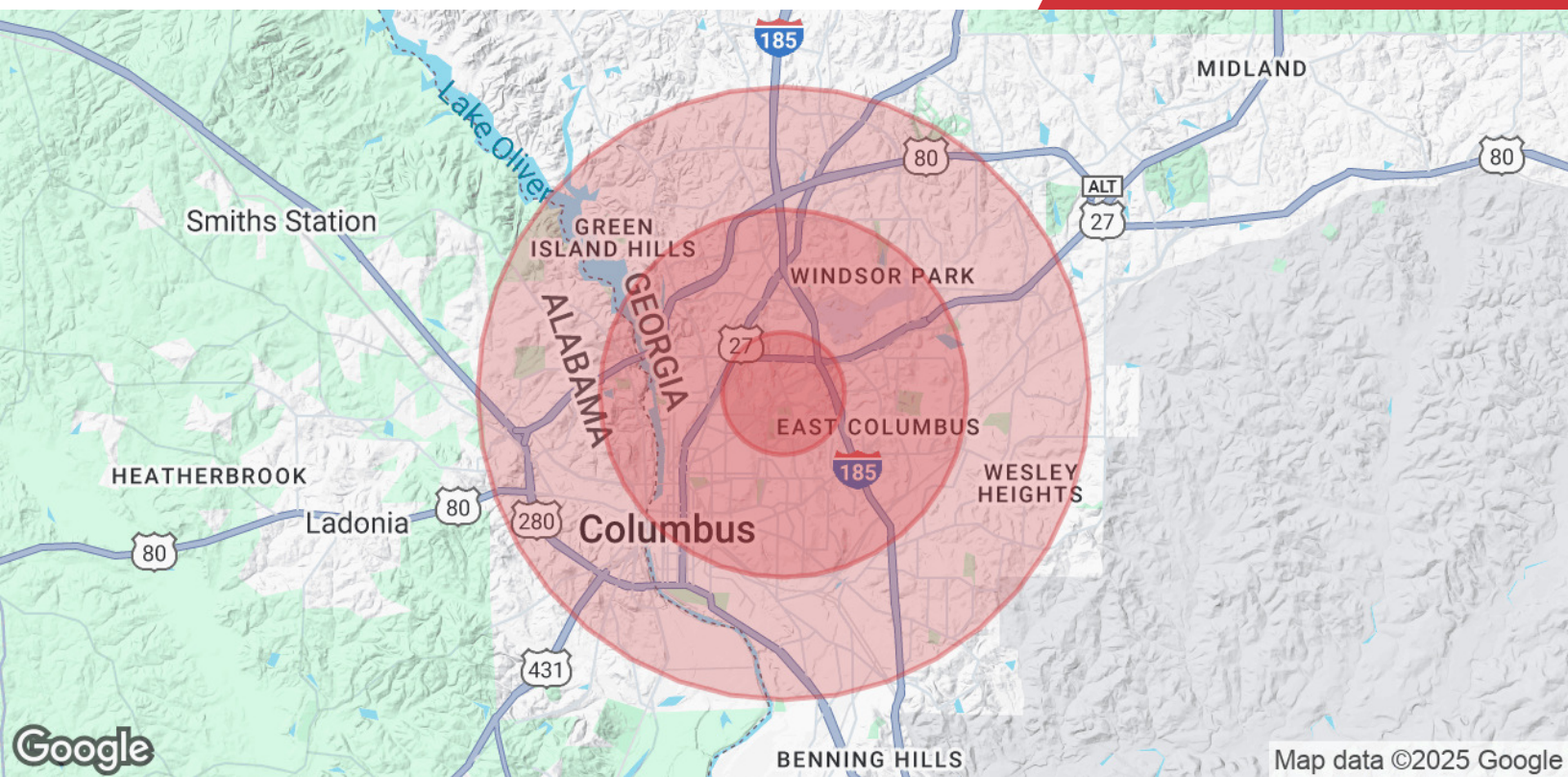




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## Population

	1 Mile	3 Miles	5 Miles
<b>Total Population</b>	9,409	69,907	169,041
<b>Average Age</b>	39	39	39
<b>Average Age (Male)</b>	38	38	38
<b>Average Age (Female)</b>	41	40	41

## Households & Income

	1 Mile	3 Miles	5 Miles
<b>Total Households</b>	4,035	29,695	70,625
<b># of Persons per HH</b>	2.3	2.4	2.4
<b>Average HH Income</b>	\$79,327	\$69,445	\$72,969
<b>Average House Value</b>	\$236,288	\$213,597	\$224,382

Demographics data derived from AlphaMap