



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

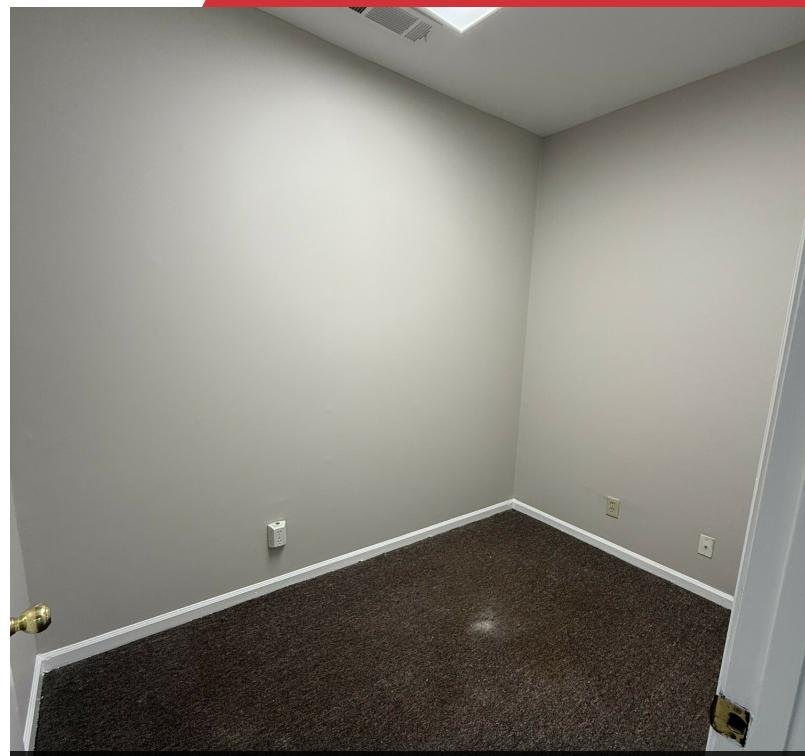
Total Households	4,035	29,695	70,625
Total Population	9,409	69,907	169,041
Average HH Income	\$79,327	\$69,445	\$72,969

For More Information

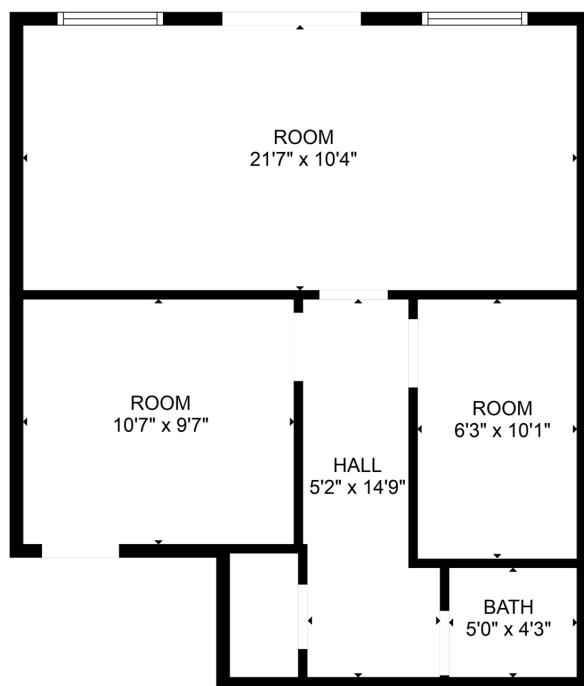
Amy D. Gill, MICP, MRP
O: 706 660 5418 x1009
agill@g2cre.com | GA #381793



Suite 227



Suite 227



Suite 227

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

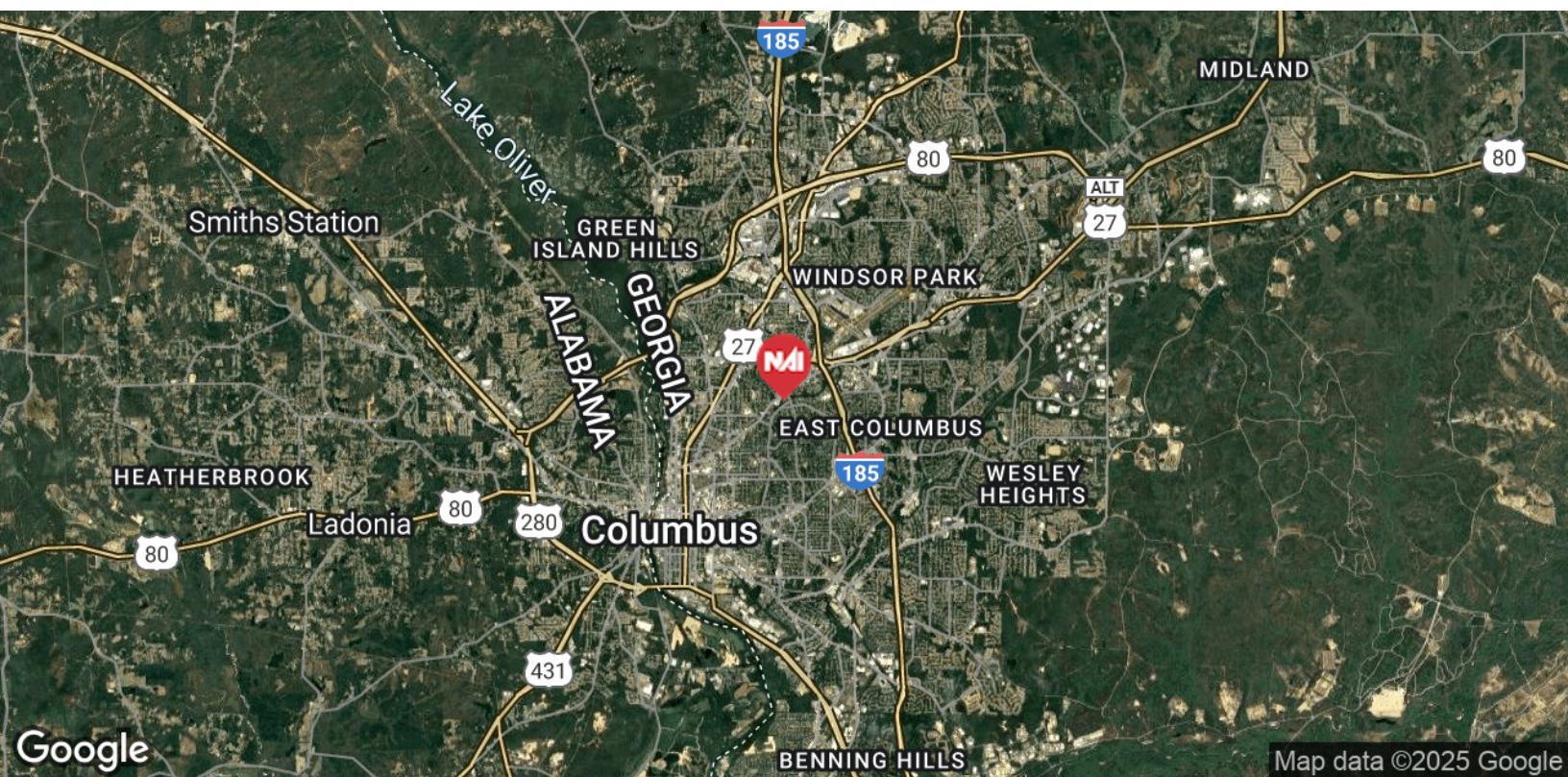
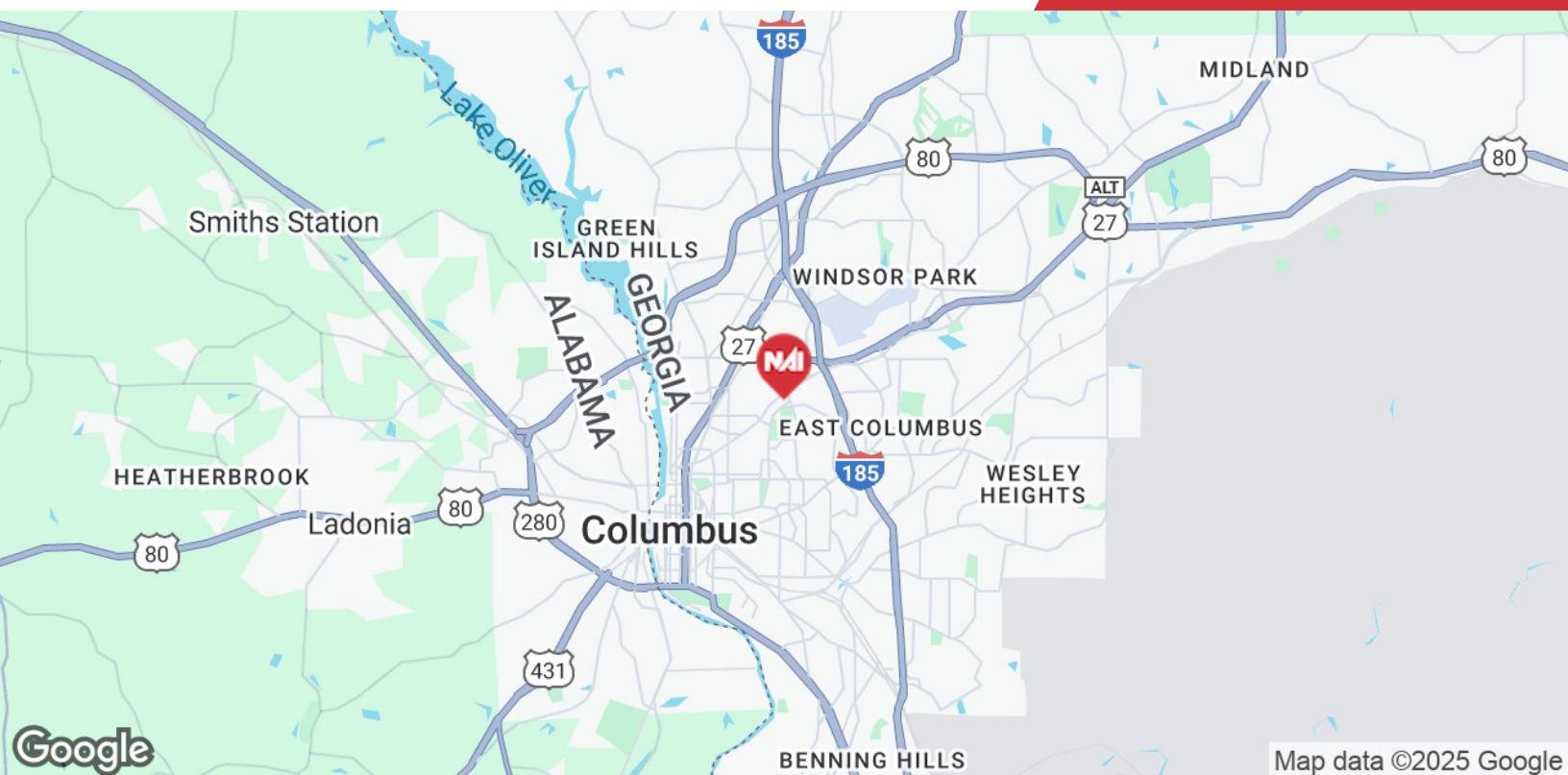
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Columbus, GA 31904
706 660 5418 tel
G2cre.com



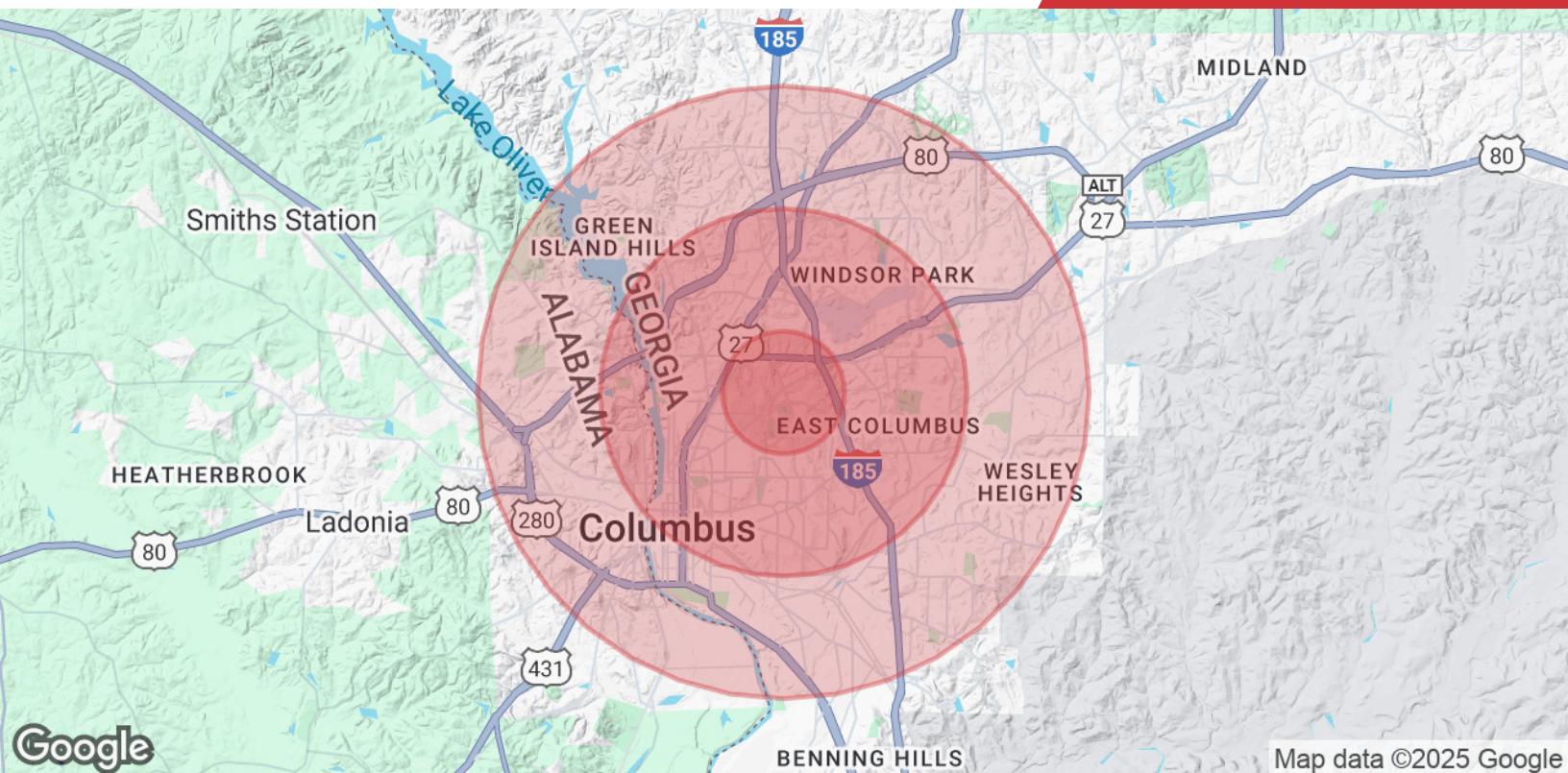
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Population

	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

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