



# 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>	\$1,100/month (MG)
<b>Building Size:</b>	+/- 12,722 SF
<b>Available SF:</b>	+/- 950 SF
<b>Lot Size:</b>	+/- 0.94 Acres

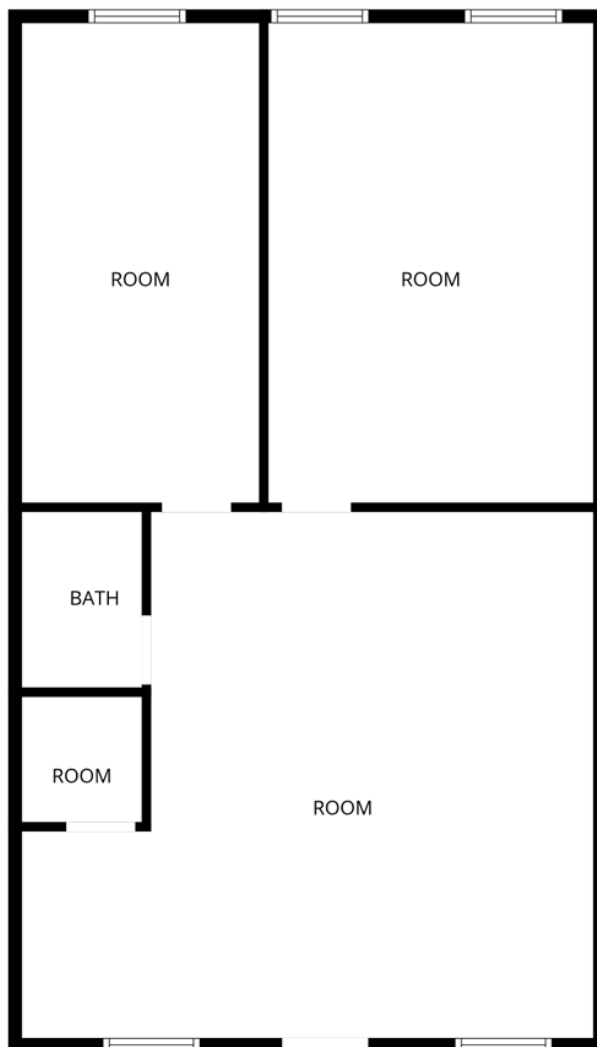
## Demographics 1 Mile 3 Miles 5 Miles

	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

**Amy D. Gill, MICP, MRP**

O: 706 660 5418 x1009  
 agill@g2cre.com | GA #381793



Suite 228

### Lease Information

<b>Lease Type:</b>	MG	<b>Lease Term:</b>	Negotiable
<b>Total Space:</b>	950 SF	<b>Lease Rate:</b>	\$1,100 per month

### Available Spaces

#### Suite Tenant Size (SF) Lease Type Lease Rate Description

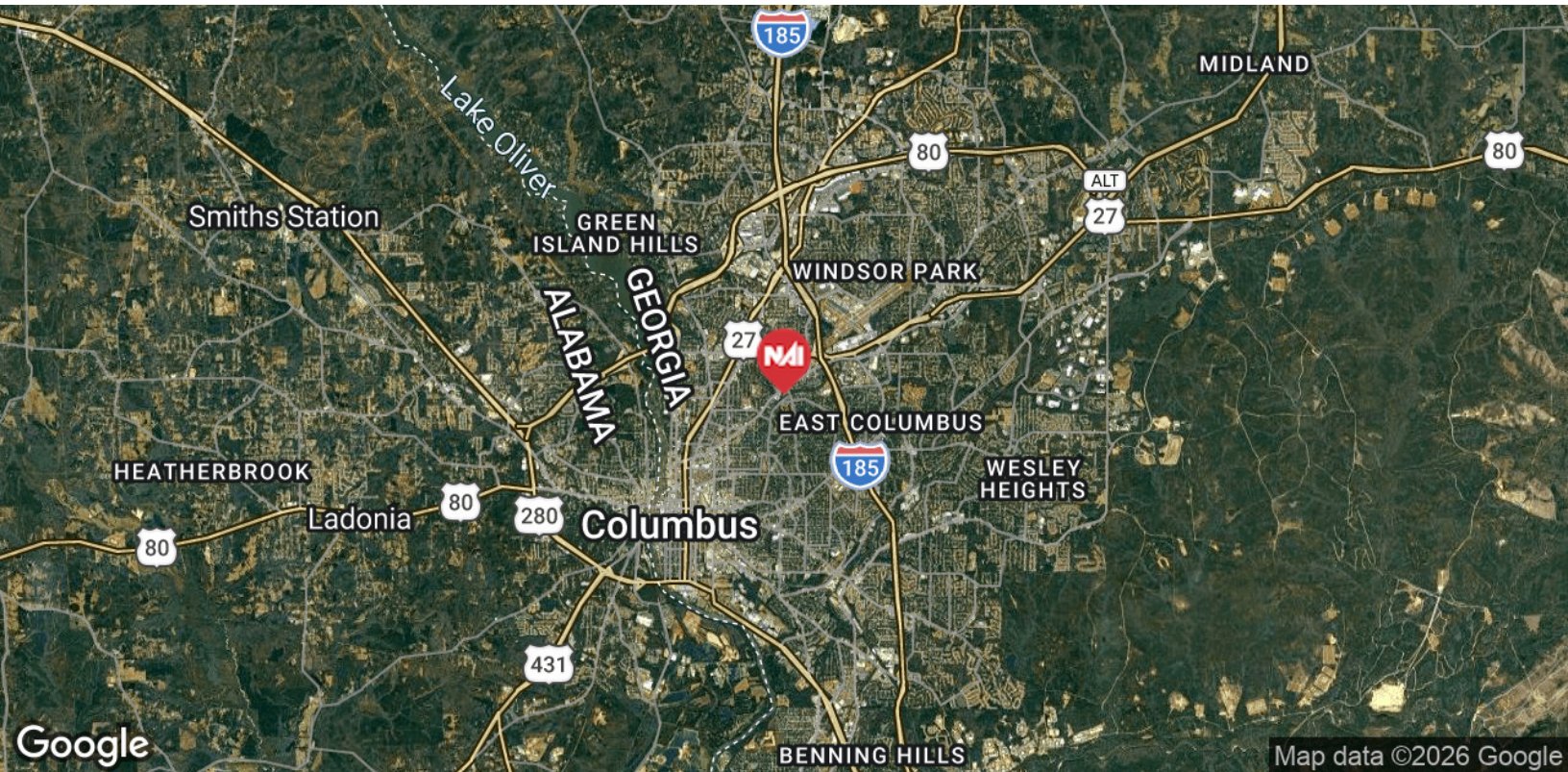
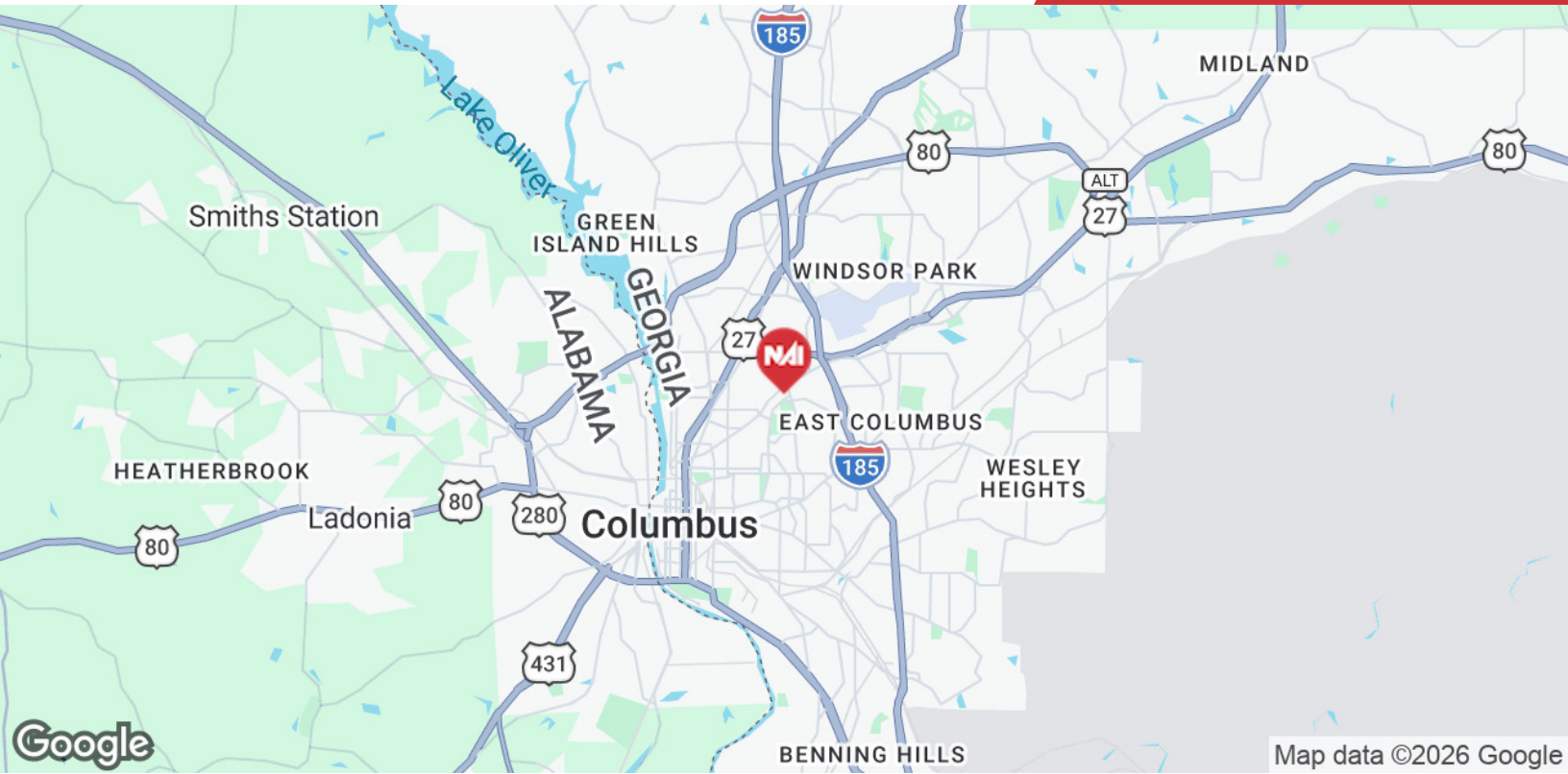
Suite 228	Available	950 SF	Modified Gross	\$1,100 per month	+/- 950 SF upstairs space ideal for a professional office. Available for lease for \$1,100 per month with a modified gross lease.
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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



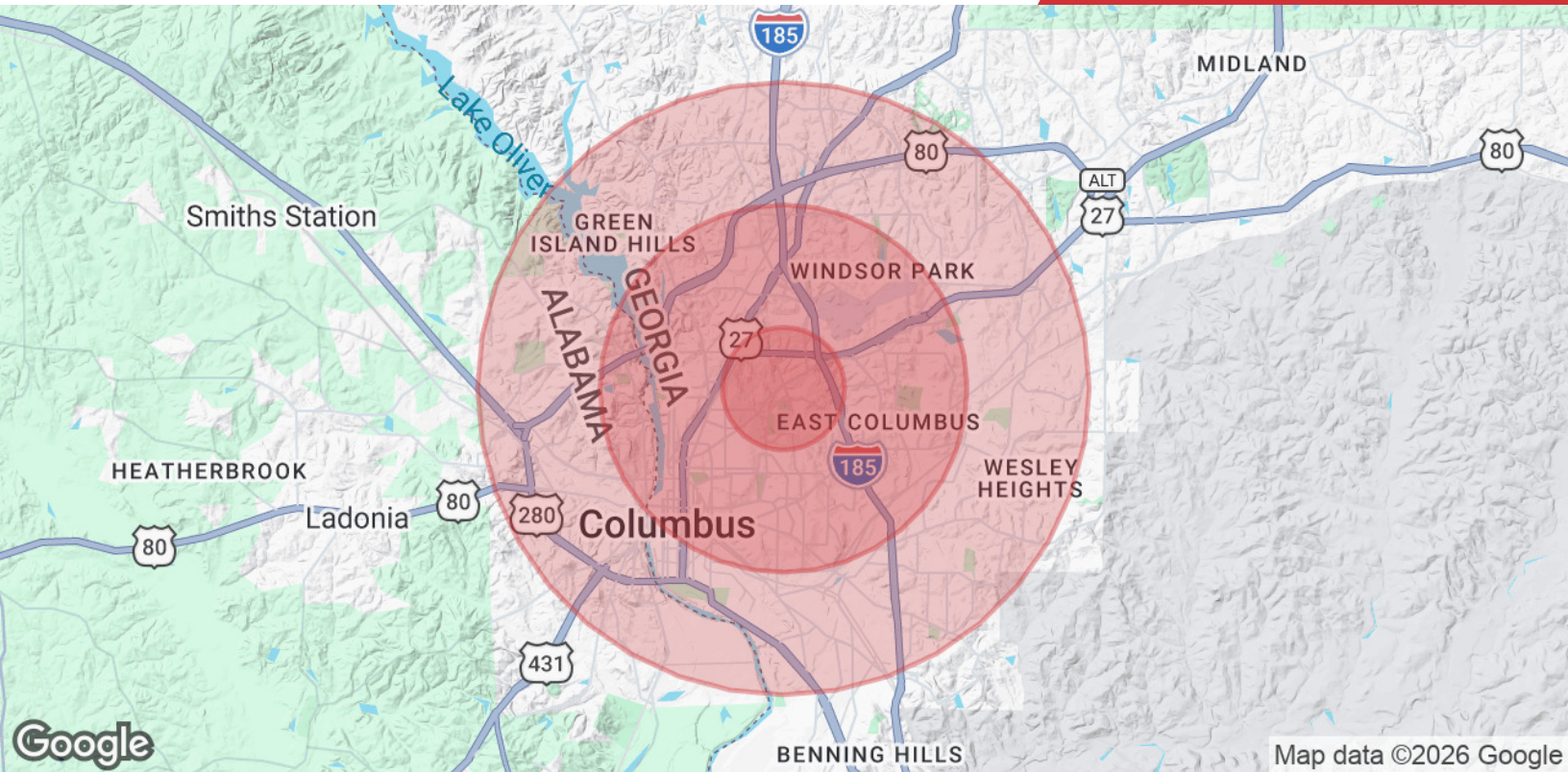
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Post Office Box 4529  
Columbus, GA 31904  
706 660 5418 tel  
**G2cre.com**



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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

2020 American Community Survey (ACS)

### 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.