



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:	\$1,100/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

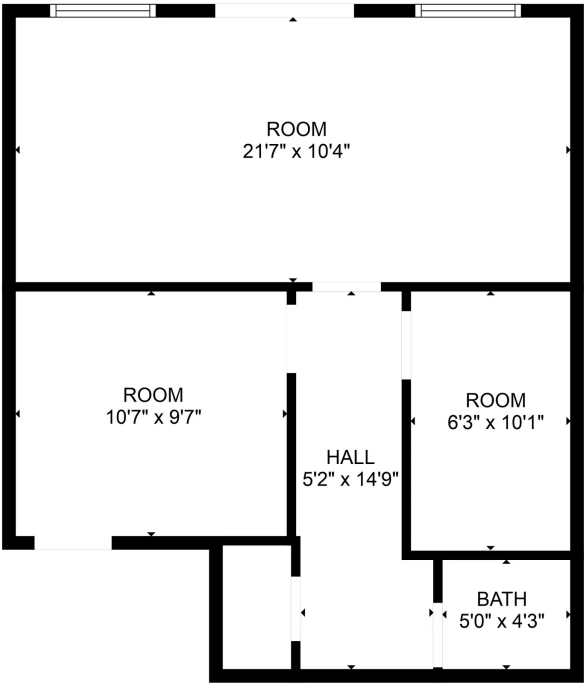
Lease Information

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	550 - 1,100 SF	Lease Rate:	\$750 - \$1,650 per month

Available Spaces

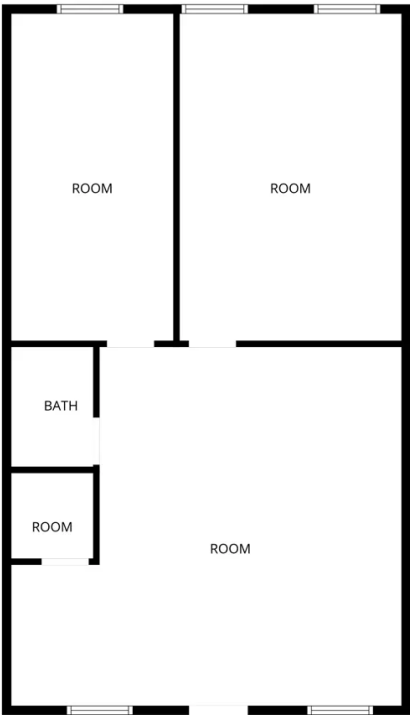
Suite Tenant Size (SF) Lease Type Lease Rate Description

Suite 227	Available	550 SF	Modified Gross	\$750 per month	+/- 550 SF upstairs space ideal for a professional office. Available for lease for \$750 per month with a modified gross lease.
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.
Suite 118	Available	1,100 SF	Modified Gross	\$1,650 per month	+/- 1,100 SF office/retail space consisting of a reception area and several private offices.



Suite 227

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



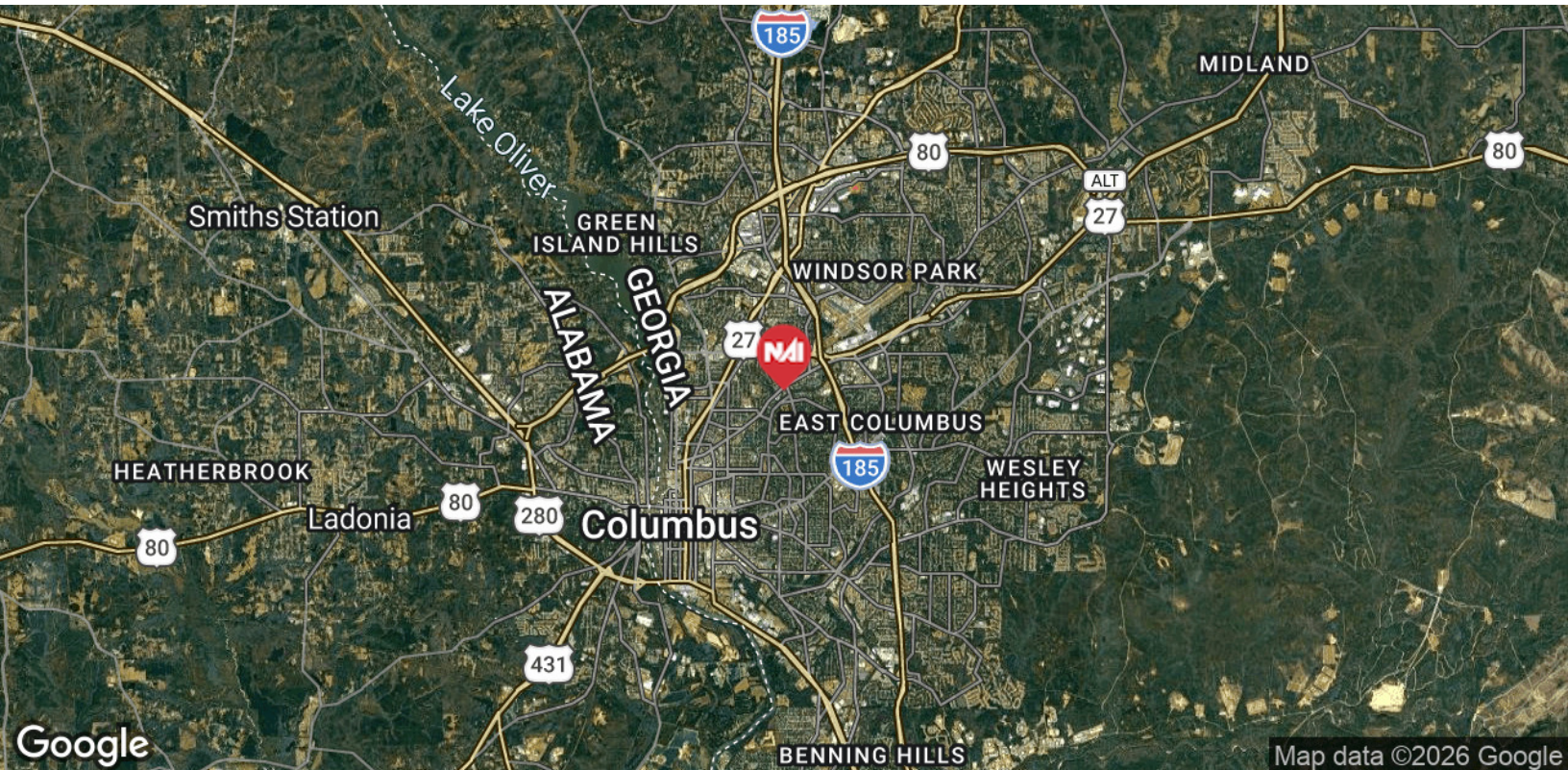
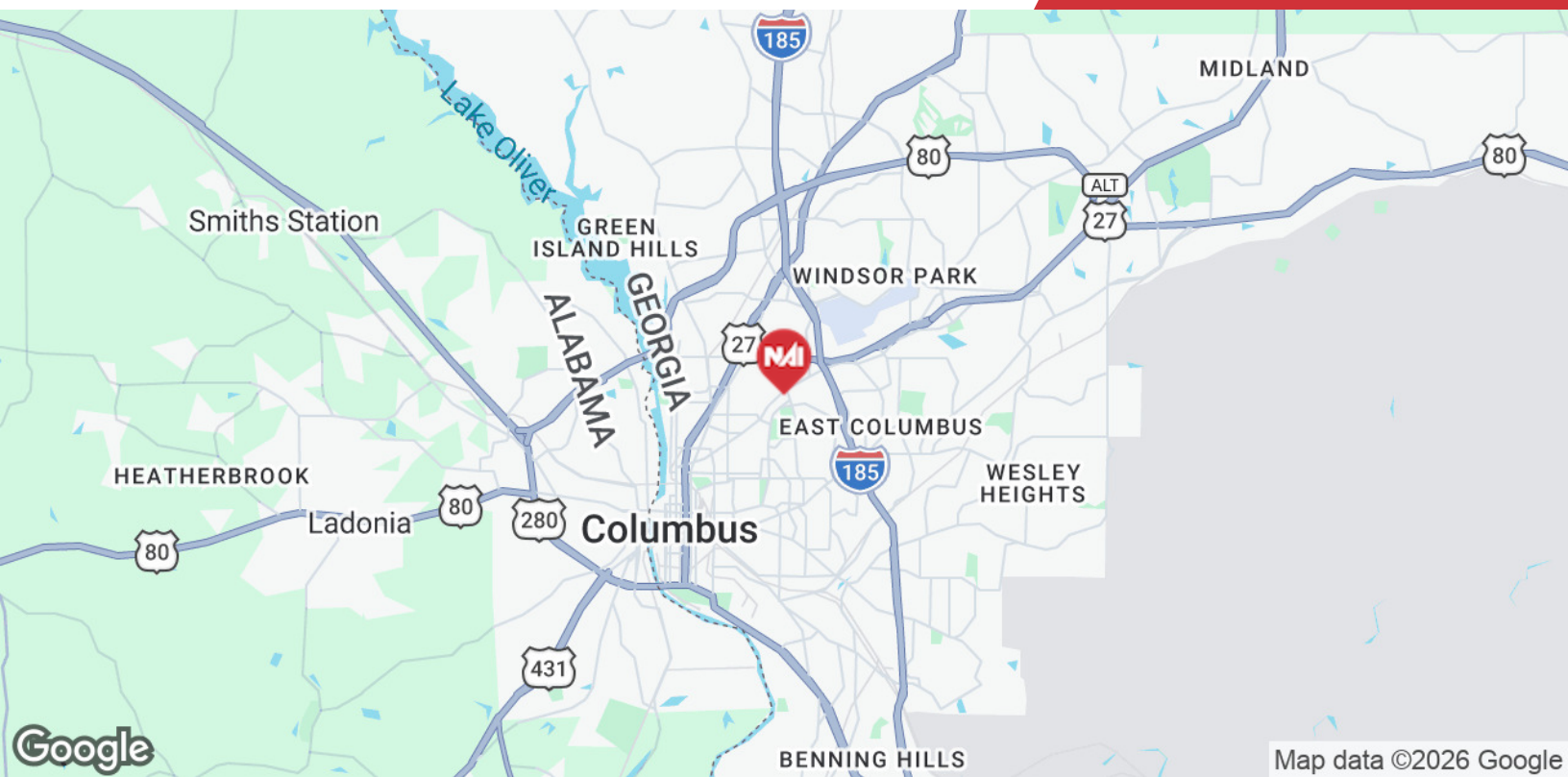
Suite 228

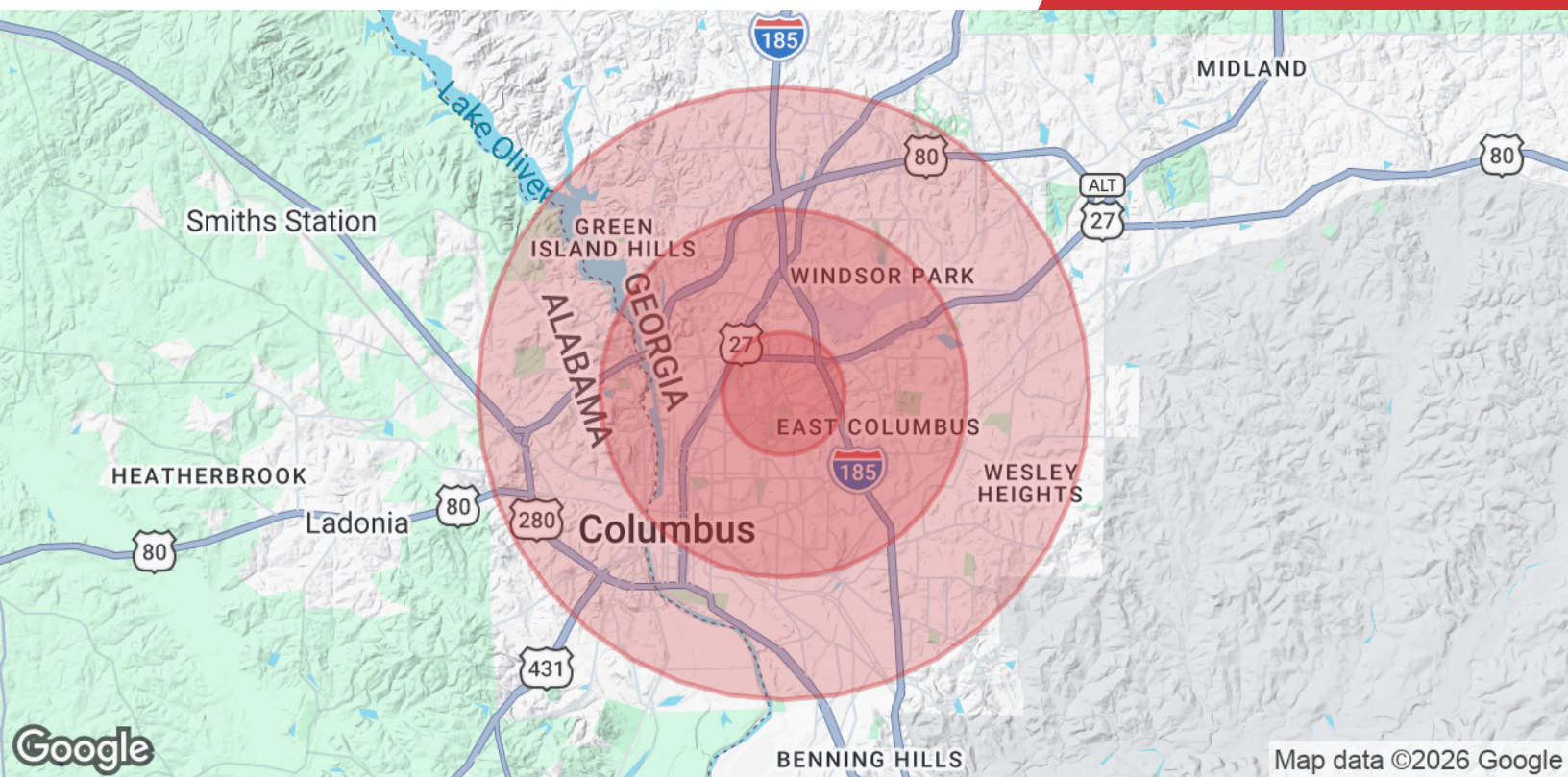


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Post Office Box 4529
Columbus, GA 31904
706 660 5418 tel
G2cre.com





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

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.