



5201 Hamilton Rd

Columbus, Georgia 31904

Property Highlights

- +/- 6,174 SF two-story freestanding flex space
- Large fenced gravel lot behind the building for parking or storage
- Ideal mix of office and shop functionality in one location

Property Overview

This two-story, +/- 6,174 SF freestanding flex space sits on 0.46 acres along Hamilton Road and is available in flexible suite configurations ranging from +/- 1,600 SF to the full +/- 6,174 SF. Behind the building, the property features a large, fenced gravel lot. The lower level offers approximately +/- 2,500 SF of shop space with four drive-in bays and an open layout. The main level includes private offices, a conference room, break room, copy/print area, reception area, and shared restroom access, allowing tenants the flexibility to lease individual office suites or larger portions of the property.

Offering Summary

Lease Rate:	\$12 SF/yr (NNN)
Building Size:	+/- 6,174 SF
Lot Size:	0.46 Acres

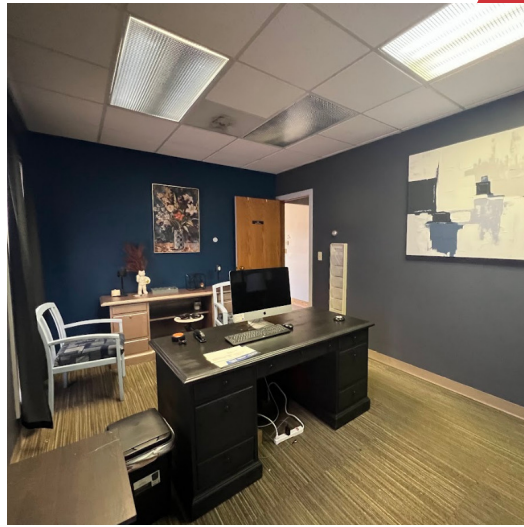
Demographics 0.3 Miles 0.5 Miles 1 Mile

Total Households	124	534	3,142
Total Population	398	1,519	8,500
Average HH Income	\$50,299	\$56,597	\$58,952

For More Information

Shaun Roberts

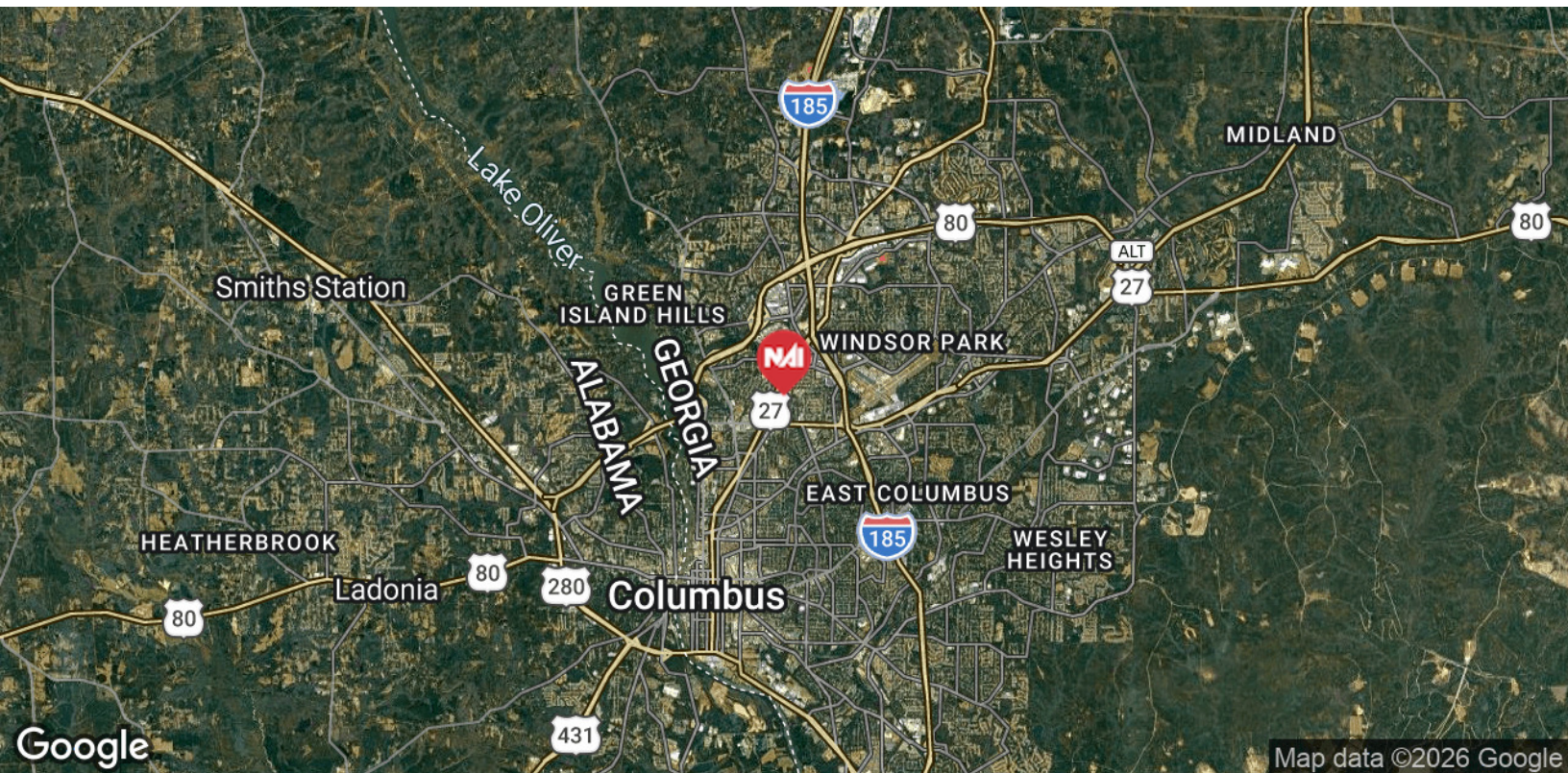
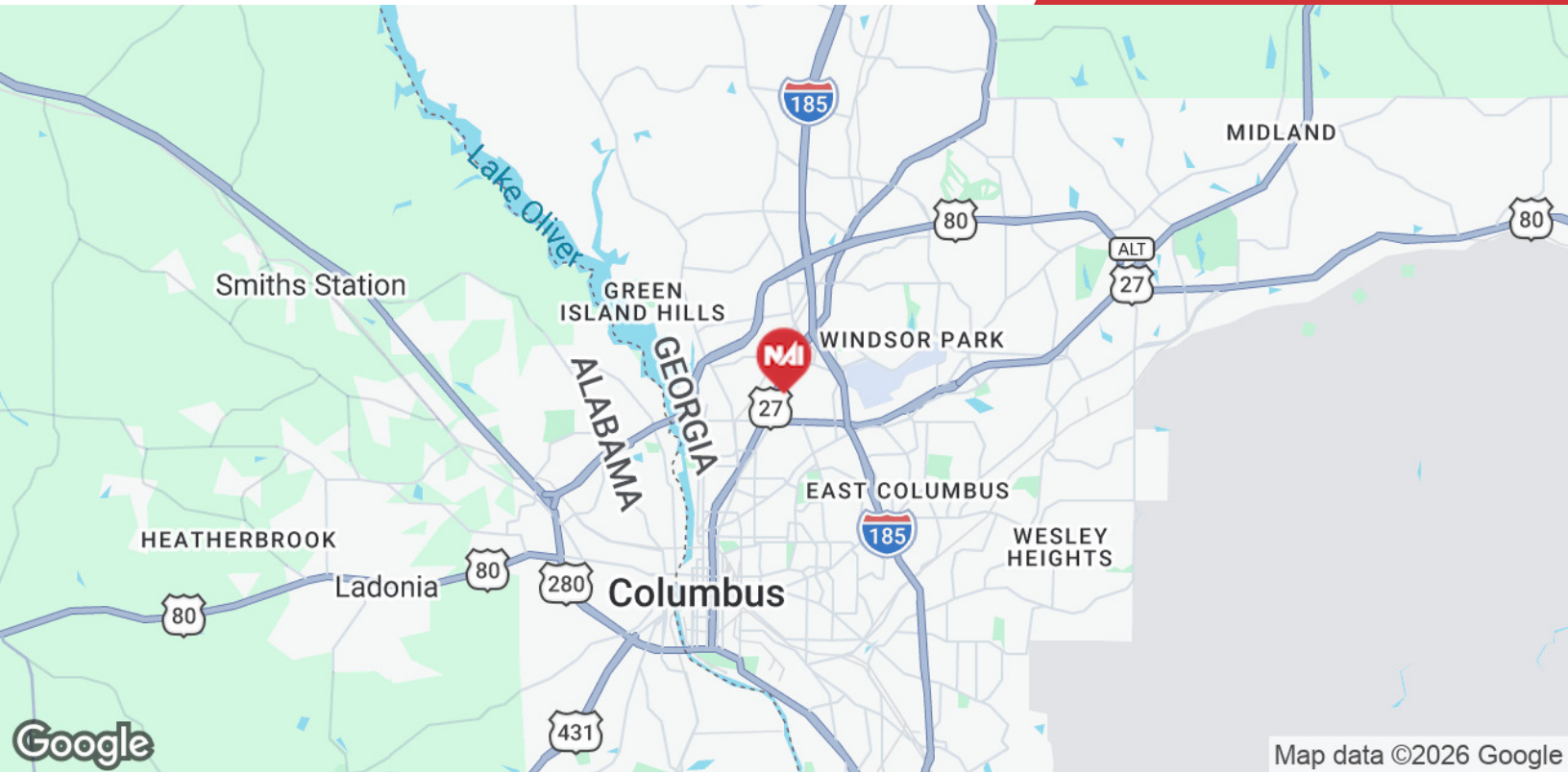
O: 706 660 5418 x1005
sroberts@g2cre.com | GA #401120





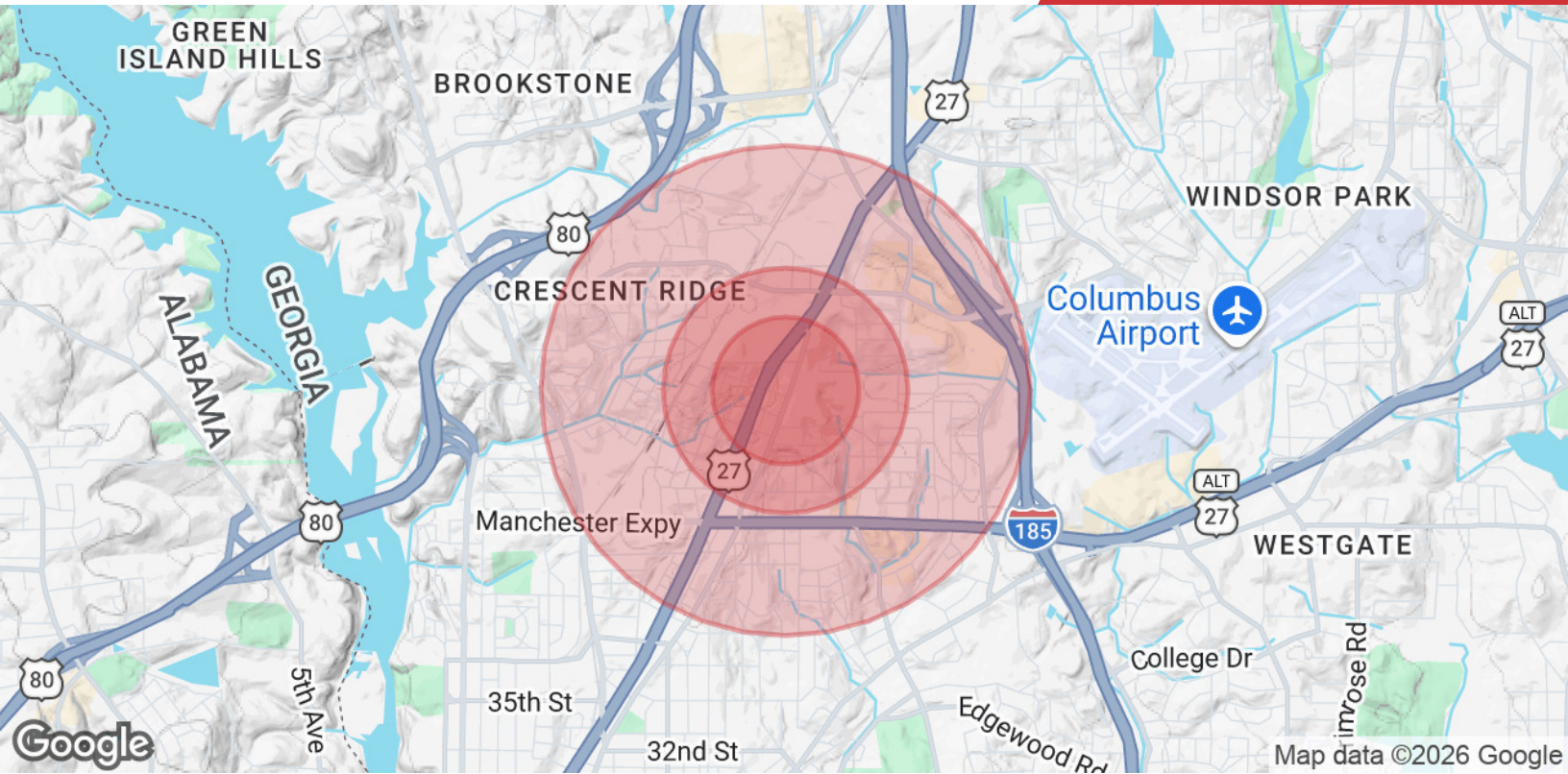


Map data ©2026 Google Imagery ©2026 Airbus, Maxar Technologies, U.S. Geological Survey



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.

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



Population

	0.3 Miles	0.5 Miles	1 Mile
Total Population	398	1,519	8,500
Average Age	42	41	40
Average Age (Male)	41	40	39
Average Age (Female)	42	42	41

Households & Income

	0.3 Miles	0.5 Miles	1 Mile
Total Households	124	534	3,142
# of Persons per HH	3.2	2.8	2.7
Average HH Income	\$50,299	\$56,597	\$58,952
Average House Value	\$145,082	\$161,582	\$153,904

2020 American Community Survey (ACS)