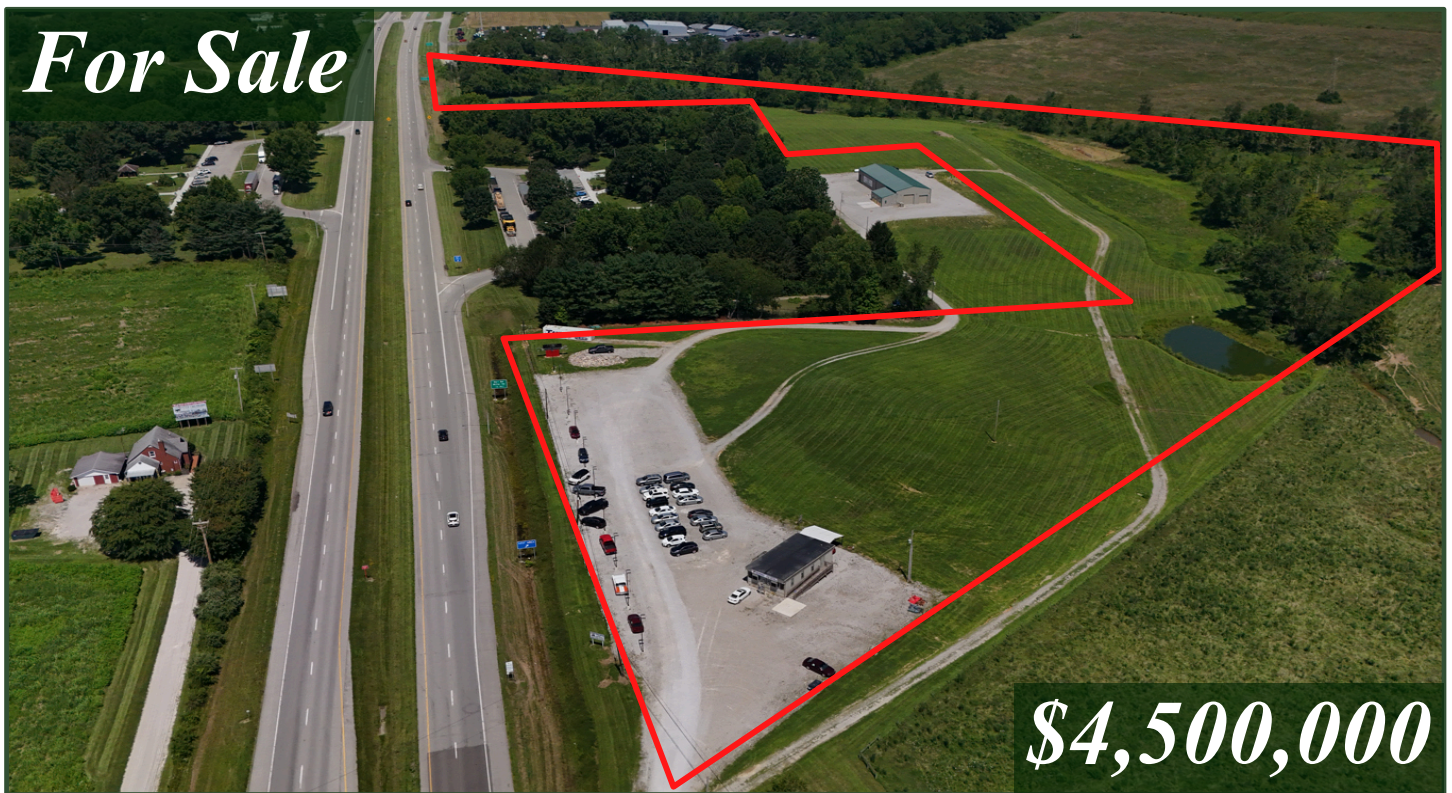


For Sale



\$4,500,000

11973 Dalton Road, Rockbridge, Ohio 43149

Land and Auto Body Shop for Sale in Logan, Ohio

- +/- 24.611 acre tract For Sale
- Located in the Heart of Hocking Hills.
- Estimated over 3,000,000 Visitors each year.
- ODOT planned US Route 33 expansion to four-lane highway.
- Excellent Development Location.
- Property surrounds the state of Ohio rest area.
- Route 33 sees a daily traffic count of ~41,000 VPD
- Approximately 21,997 vehicles per day (2023).



Click Here to View Property Video

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11973 Dalton Road, Rockbridge, Ohio 43149

Exterior Photos



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11973 Dalton Road, Rockbridge, Ohio 43149

Additional Property Information

Legal Information

Legal Property Description	Land For Sale in Logan, Ohio
Price	\$4,500,000
Parcel Number	050001870200
Possession	Immediate

Land Information

Land Acreage	± 24.611 Acres
Parking Available	Yes
Current Use	454 - Automobile Car Sales and Services
Current Zoning	Commercial
Jurisdiction and School District	Logan-Hocking LSD

Structural Information

Units on Site	N/A
Floors Above Ground	1
Year Built	N/A
Drive-In Doors	0

Additional Information

Lot Specifics	Prime Frontage on High Traffic US23
Parcel Benefits	Easy Access
Fees and Associations	None
Water/Sewer System	Well
Real Estate Taxes (2025)	\$10,941.74

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Parcel View



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This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable. We have no reason to doubt its accuracy, but we do not guarantee it. *Line Drawings are Approximate*

4608 Sawmill Road, Columbus, Ohio 43220
www.BestCorporateRealEstate.com

11973 Dalton Road, Rockbridge, Ohio 43149

Nearby Amenities



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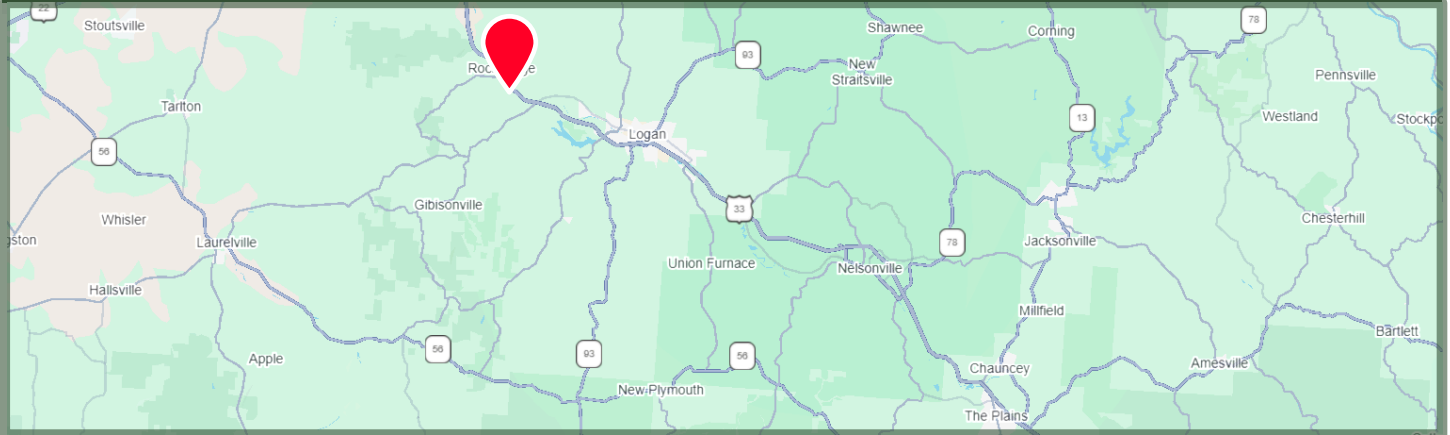
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11973 Dalton Road, Rockbridge, Ohio 43149

Traffic Counts and Regional Demographics



Local Traffic

Route 33 North-Bound	±21,997 VPD
Route 33 South-Bound	±20,219 VPD
Chieftain Road	±3,581 VPD



Local Demographics

	Within 1 Mile	Within 3 Miles	Within 5 Miles
Population	346	1,774	3,790
Households	1,084	1,973	3,821
Avg Household Income	\$54,264	\$54,978	\$54,614

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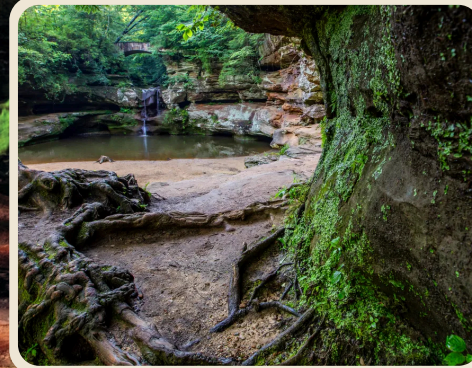
Popular Hiking Trails

Area Overview

Hocking Hills is one of the Midwest's best outdoor destinations for hikers, nature lovers, and tourists alike. It best describes itself as a rugged pocket of southeastern Ohio known for its sandstone cliffs, deep gorges, caves, dense forests, and cabin-country vibes. It has much more of an Appalachian feeling which many might not expect to get from Ohio. With its winding roads, wooded hills, and small towns, it is a perfect pocket nestled right in between Athens and Lancaster.

For much of the 20th century, Hocking Hills was mainly a regional destination known to Ohioans, but in the recent decades, it has transformed into a major Midwestern tourism economy. Cabin rentals have exploded, luxury lodging has emerged, outdoor recreation businesses expanded, and the visitor numbers surged due to social media and weekend travel trends.

What makes Hocking different though? The defining feature is the Blackhand sandstone, a hard rock layer laid down roughly 330 million years ago when the area was covered by ancient river deltas and shallow seas. Over millions of years, water carved through the sandstone to create the caves, cliffs, natural bridges, gorges, tunnels, and more that make Hocking what it is today. Some of the nature includes Oak trees, Maple, Hemlock, and Hickory. The local fauna includes white-tailed deer, wild turkey, red foxes, and box turtles. Hocking Hills is where Ohio breaks into cliffs, caves, gorges, and waterfalls. It's rugged Appalachian landscape has been shaped by time, history, and nature itself.



Old Mans Cave

The most iconic trail in Hocking Hills. It features beautiful rock formations, waterfalls, and scenic canyon views

📍 1 Mile Loop



Ash Cave

Ash Cave is the largest recess cave east of the Mississippi. It features a stunning waterfall and a lush surrounding forest

📍 0.7 Mile Trail



Cedar Falls

A short but rewarding hike leading to a picturesque waterfall, perfect for all tourists.

📍 1 Mile Trail

Demographics

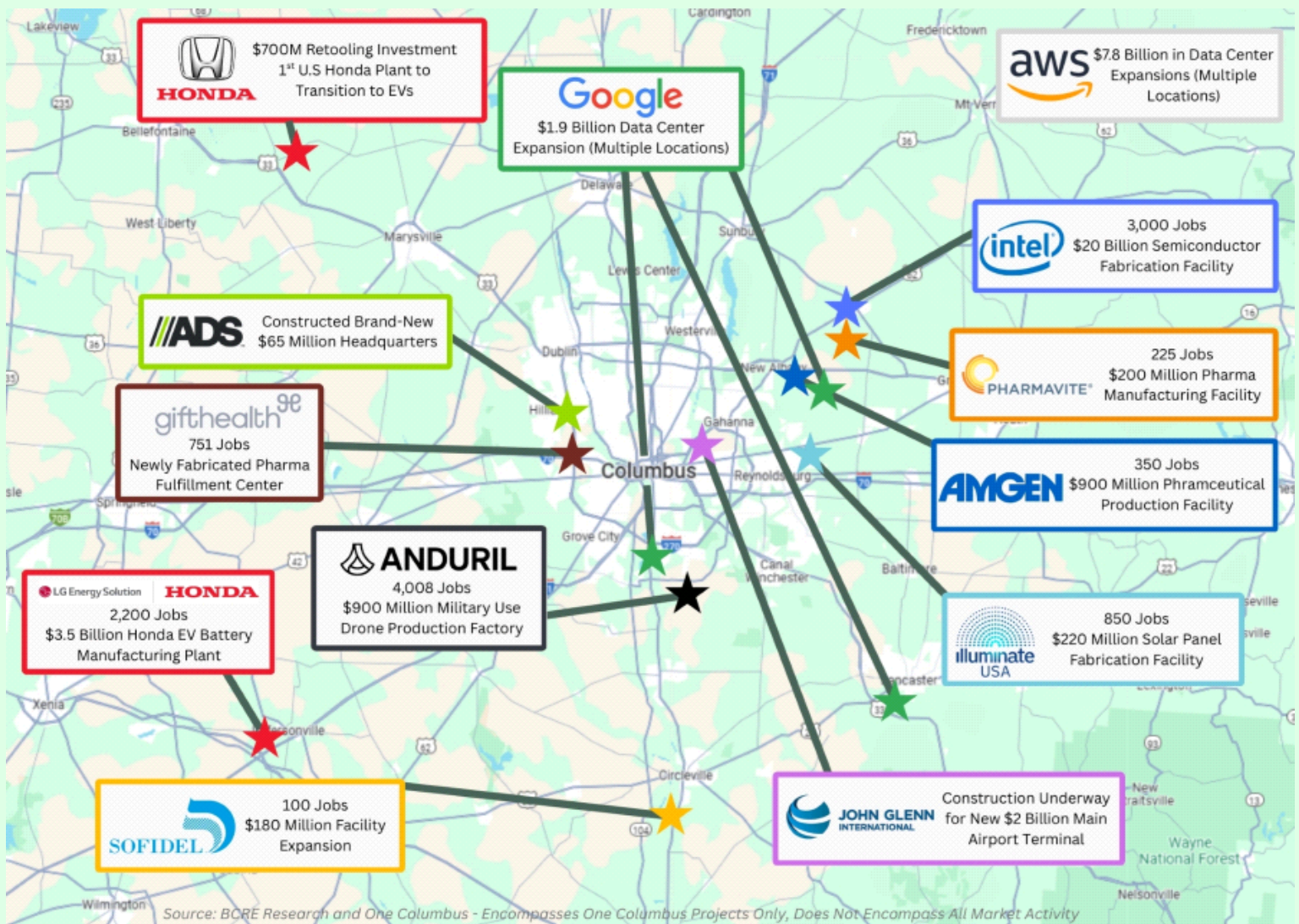
	Area Population 27,512		Area Households 11,429		Average Income \$62,960
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Major Nearby Routes



Sources: Wikipedia, www.nationalgeographic.com/, www.camphikeexplore.com/, www.innatcedarfalls.com

NOTABLE PROJECTS COMING TO COLUMBUS (2026)



**129 NEW PROJECTS ANNOUNCED
IN 3 YEARS**

**\$1.7 BILLION IN NEWLY
GENERATED PAYROLL**

**18,200+ NEW JOBS COMING TO
THE AREA**

**\$34 BILLION IN NEW CAPITAL
INVESTMENTS**

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Disclaimer And Confidentiality Agreement - Continued -

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