

FOR SALE



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



BEST CORPORATE REAL ESTATE
RANDY BEST CCIM, SIOR
4608 SAWMILL ROAD
COLUMBUS, OH 43220
WWW.BESTCORPORATEREALESTATE.COM
PHONE: 614-559-3350 EXT 112
EMAIL: RBEST@BESTCORPORATEREALESTATE.COM



11973 Dalton Road, Rockbridge, Ohio 43149

Property Information

LEGAL

Legal Property Description:	Land for Sale in Logan, Ohio
Price:	\$4,000,000
Parcel Number:	050001870200
Occupancy:	100%

LAND

Land Acreage:	24.611 AC
Current Zoning:	Commercial
Designated Use:	Commercial

STRUCTURAL

Building Square Footage:	
Unit Square Footage:	
Floors Above Ground:	1
Year Built:	

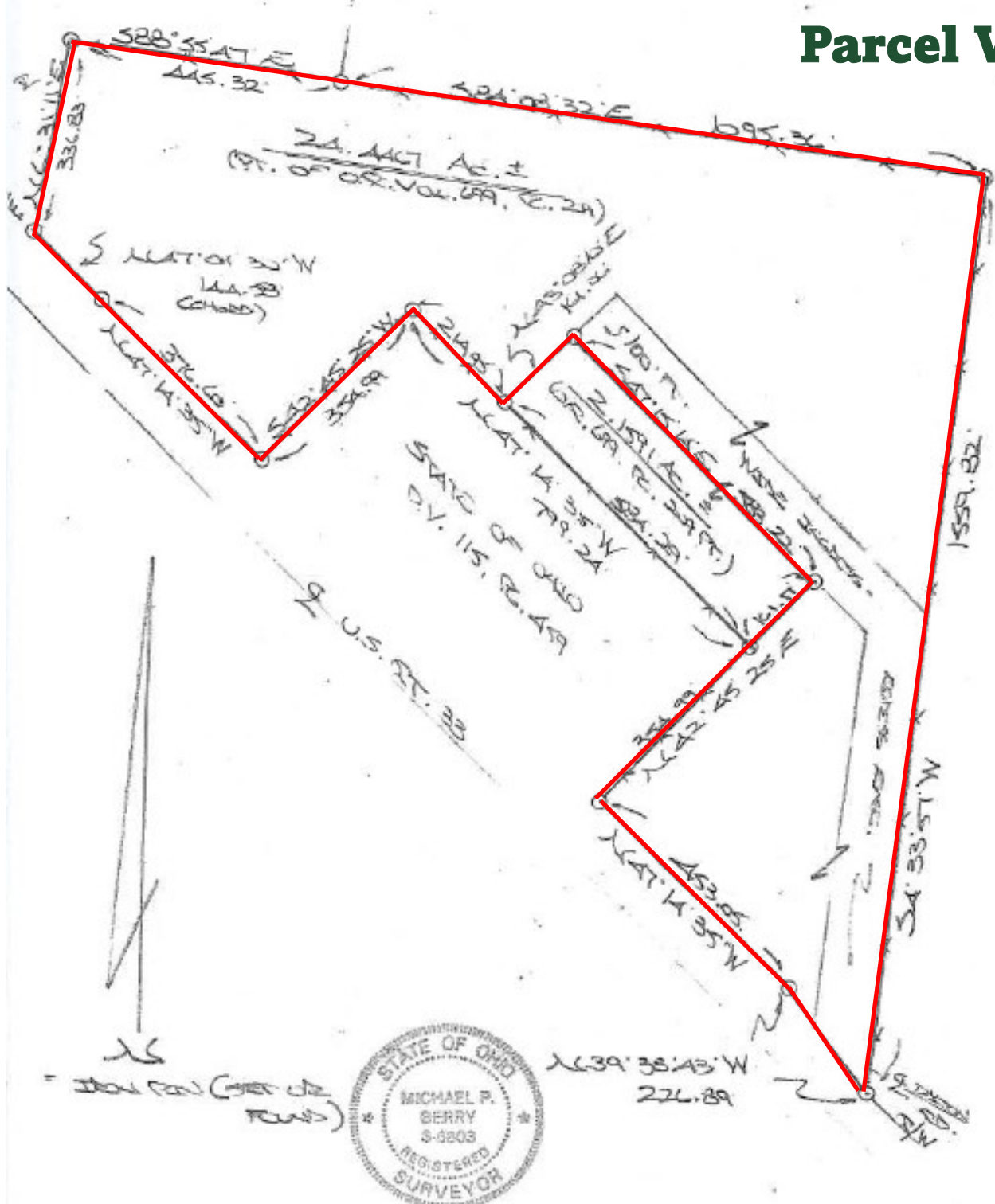
ADDITIONAL INFO

Drive-in Doors:	0
# of Docks:	0
Lot Specifics:	Used Car Sales Lot with Land
HVAC:	
Water System:	
Sewer System:	

BEST CORPORATE REAL ESTATE
RANDY BEST CCIM, SIOR
4608 SAWMILL ROAD
COLUMBUS, OH 43220
WWW.BESTCORPORATEREALESTATE.COM
PHONE: 614-559-3350 EXT 112
EMAIL: RBEST@BESTCORPORATEREALESTATE.COM



Parcel View



**BEST CORPORATE REAL ESTATE
RANDY BEST CCIM, SIOR
4608 SAWMILL ROAD
COLUMBUS, OH 43220
WWW.BESTCORPORATEREALESTATE.COM
PHONE: 614-559-3350 EXT 112
EMAIL: RBEST@BESTCORPORATEREALESTATE.COM**



11973 Dalton Road, Rockbridge, Ohio 43149

Line Drawings are Approximate*

Nearby Amenities



BEST CORPORATE REAL ESTATE
RANDY BEST CCIM, SIOR
4608 SAWMILL ROAD
COLUMBUS, OH 43220
WWW.BESTCORPORATEREALESTATE.COM
PHONE: 614-559-3350 EXT 112
EMAIL: RBEST@BESTCORPORATEREALESTATE.COM



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.

11973 Dalton Road, Rockbridge, Ohio 43149



Nearby Hocking Hills Trails and Sights



Ash Cave

Parks
(740) 385-6842
Ash Cave is the largest recess cave east of the Mississippi and perhaps the most awe-inspiring feature of Hocking Hills State Park. With a horseshoe-shaped rim that spans...



Cedar Falls

Parks
(740) 385-6842
Cedar Falls has the greatest volume of water of all the falls in Hocking County, with water plunging 50 feet. It's easily the most photographed of waterfalls in Ohio. The...



Hocking Hills State Park

Parks
(740) 385-6842
Towering cliffs, waterfalls, and deep gorges are all found in Hocking Hills State Park. Actually encompassing six distinctly different natural areas, Hocking Hills State...



Rock House

Parks
(740) 385-6842
The only true cave in Hocking Hills State Park, this grand tunnel-like corridor is situated midway up a 150-foot cliff of Black Hand sandstone. The cavern features natura...



Rose Lake

Parks
(740) 385-6842
Rose Lake, also known as Fisherman's Lake,



Cantwell Cliffs

Parks
(740) 385-6842
Situated on a high outcropping of Black Hand sandstone, Cantwell Cliffs is in one of the most remote areas of Hocking Hills State Park, and offers hikers the best of two...



Conkles Hollow Nature Preserve

Parks
(614) 265-6561
Designated as a State Nature Preserve in 1977, Conkles Hollow's has sheer cliffs of Black Hand sandstone that rise nearly 200 feet above the valley floor. The deep, cool...



Old Man's Cave

Parks
(740) 385-6842
Comprised of the Upper Falls, Upper Gorge, Middle Falls, Lower Falls and Lower Gorge, Old Man's Cave travels along the magnificent gorge cut through the entire 150-foot l...



Rockbridge State Nature Preserve

Parks
(614) 265-6561
Natural Rockbridge or arch is more than 100 feet long and 10 to 20 feet wide, and gracefully arches 50 feet across a ravine. It is considered the largest natural bridge l...



Whispering Cave/Hemlock Bridge

Parks
(740) 385-6842



Hocking State Forest

Parks
(740) 385-4402
Hocking State Forest features 9,815 acres. There are 59 miles of hiking on three trails, 40 miles of bridle trails, 23 horse campsites, a rock climbing and rappelling are...



The Buckeye Trail

Trails
(740) 394-2008
The Buckeye Trail Association maintains and promotes the 1400-mile Buckeye Trail through the Hocking Hills.



Clear Creek Metro Park

Parks
(740) 969-8210
The metro park is home to more than 5,300 acres of woodland complete with cliffs, creeks and ravines. It houses more than 2,200 species of plants and animals with foreste...



Hope Furnace Ruins

Parks
(740) 596-4938
At one time Ohio was one of the nation's leading producers of iron known as the Hanging Rock Iron Region. The area was rich with the raw materials needed to manufacture c...



Tar Hollow State Park

Trails
(740) 887-4818
When the Ohio Department of Natural Resources was created in 1949, the Division



Lake Logan State Park

Parks
(740) 385-6842
Lake Logan was developed by the Ohio Department of Natural Resources in 1955 for recreational purposes. It's now one of the finest fishing lakes in Ohio. Lake Logan sport...



Lake Hope State Park

Parks
(740) 596-4938
A natural paradise, 2,987-acre Lake Hope State Park lies entirely within the 26,824-acre Zaleski State Forest in the valley of Big Sandy Run. It is a rugged, heavily fore...



Shallenberger State Nature Preserve

Parks
(614) 265-6419
More than 300 million years ago the Hocking Hills region lay under the waters of a vast inland ocean. The oceans have long since disappeared and the subsequent impact of...



Zaleski State Forest

Parks
(740) 596-5781
The Zaleski State Forest is the second largest forest in Ohio's state forest system with nearly 28,000 acres. It also is the only state forest operating a state-owned sa...



Christmas Rocks State Nature Preserve

Parks
(614) 265-6419
The most spectacular feature at Christmas

Source: <https://www.explorehockinghills.com/parks-trails/>

BEST CORPORATE REAL ESTATE
RANDY BEST CCIM, SIOR
4608 SAWMILL ROAD
COLUMBUS, OH 43220
WWW.BESTCORPORATEREALESTATE.COM
PHONE: 614-559-3350 EXT 112
EMAIL: RBEST@BESTCORPORATEREALESTATE.COM



TRAFFIC COUNT

Street	Avg Daily Volume
Route 33 North-Bound	21,997
Route 33 South-Bound	20,219
Chieftain Road	3,581

SITE LOCATION

NEARBY MAJOR ROADS & HIGHWAYS



DEMOGRAPHICS

		WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2020)		346	1,774	3,790
Households (2020)		1,084	1,973	3,821
Avg Household Income (2020)		\$54,264	\$54,978	\$54,614

BEST CORPORATE REAL ESTATE
 RANDY BEST CCIM, SIOR
 4608 SAWMILL ROAD
 COLUMBUS, OH 43220
 WWW.BESTCORPORATEREALESTATE.COM
 PHONE: 614-559-3350 EXT 112
 EMAIL: RBEST@BESTCORPORATEREALESTATE.COM



Disclaimer And Confidentiality Agreement

Best Corporate Real Estate has been retained as the broker regarding the sale/lease of this property/business.

This information is intended solely for the LIMITED use by the parties to consider whether to pursue an intent to offer or lease this property/business.

Although the information contained herein is believed to be correct, Best Corporate Real Estate, the Owner, and their officer's, agents and/or employees disclaim, any and all liability for representations, warranties, and or guarantees, expressed and/or implied, contained herein, or any omissions from the information being provided. This includes any additional oral or written communication made available to the recipient.

This information contains a brief overview of selected information pertaining to the affairs of the property/business. It does not claim to contain all the information a prospect may desire or require. There is no representation, warranty, expressed or implied as to the accuracy or completeness of the information, and there will be no liability of any kind whatsoever assumed by the Broker or Owner with respect hereto. Analysis and verification of this information is solely the responsibility of the prospect.

By accepting the receipt of this information, this confidentiality information is to be kept by the interested parties only. By accepting these documents, you are stating that you might be interested in pursuing an offer for the property/business. The enclosed contains information, pictures, and other materials that are informational only. Best Corporate Real Estate and the Owner does not deem this information to be all inclusive nor contain everything that a purchaser may require. The purchaser is responsible for reviewing for accuracy and the details of this information and may request additional information if desired.

By accepting this information, the potential prospect and/or the prospect's broker agree that the property information is confidential. Duplication or photocopying (all or in part) is not permitted. Best Corporate Real Estate deems this information reliable but cannot be made accountable for its accuracy. The owner of the property/business reserves the right to make any change, to add, delete, or modify the information at any time. The Owner reserves the right to reject any potential offer at any time without notice. This property information is not to be construed as an offer, a contract, or commitment.

The potential purchaser and or purchaser's broker is not allowed to communicate, interview, or represent to tenant/employee's that the property/business is for sale/lease.

No representation is made by Best Corporate Real Estate or Owner as to the accuracy or completeness of the information or photographs contained herein, and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the property/business.

Prospective Purchaser may not interview the tenants, represent to the tenants that the Property is for sale, or represent to the tenants that the Prospective Purchase is buying the property without written consent from the Owner.

Disclaimer And Confidentiality Agreement - Continued -

Additional Information and an opportunity to inspect the Property will be made upon written request by interested and qualified prospective investors and upon execution of a Confidentiality Agreement.

By the accepting this information, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose this information or any of the contents to any other entity without the prior written authorization.

By acknowledgement of receipt of the Property information, Prospect and Broker agree that the Property information is confidential, proprietary and the exclusive possession of Owner and further that you will hold and treat it in the strictest of confidence, that you will not directly or indirectly disclose, or permit anyone else to disclose, the Property information to any other person, firm or entity, without prior written authorization.

Prospect and/or Broker further agree that they will not duplicate, photocopy or otherwise reproduce the Property information in whole or in part or otherwise use or permit it to be used in any fashion.

Prospect and Broker hereby agree to indemnify Owner and Owner's Broker from any loss or damage, which may be suffered as a result of the breach of the terms and conditions of this Confidentiality Agreement. Owner expressly reserves the right at Owner's sole, singular, exclusive and arbitrary discretion to reject any or all proposals or expressions of interest in this Property and can terminate discussions in connection with any party at any time without notice or cause.

This information shall not be deemed to represent the state of affairs of the Property/Business or constitute an indication that there has been no change in the business or affairs of the Property since the date of preparation of this information.

The information provided has been gathered from sources that are deemed reliable, but the Owner does not warrant or represent or guarantee that the information is true or accurate. Again, you are advised to verify all information independently.

The inclusion or exclusion of information relating to any hazardous, toxic or dangerous chemical item, waste or substance relating to the property/business shall in no way be construed as creating any warranties or representations, expressed or implied by the Owner or its Broker/Agents as to the existence or nonexistence or any potential hazardous material.

