

For Sale



11987 Dalton Road, Rockbridge, Ohio 43149

Auto Repair Building, Land, and Equipment For Sale in Logan, Ohio

- ± 2.86 Acres For Sale
- ± 6,720 Sq Ft Building and Equipment Included
- Home to a Current Auto Repair Business, Please Do Not Disturb Tenant
- Located in the Heart of Hocking Hills with an estimated over 3,000,000 Visitors each year.
- ODOT planned US Route 33 expansion to four-lane highway
- Property is currently behind the State of Ohio rest area
- Route 33 sees a daily traffic count of ~41,000 VPD



Click Here to View Property Video

Randy Best CCIM, SIOR

(614) 559-3350 Ext. 112

Rbest@bestcorporaterealestate.com

Questions? Contact Us:

(614) 559-3350

Info@bestcorporaterealestate.com



11987 Dalton Road, Rockbridge, Ohio 43149

Exterior Photos



Randy Best CCIM, SIOR

(614) 559-3350 Ext. 112

Rbest@bestcorporaterealestate.com

Questions? Contact Us:

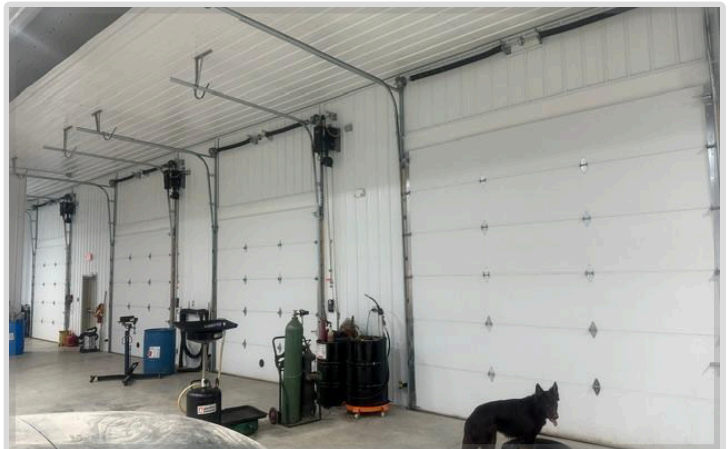
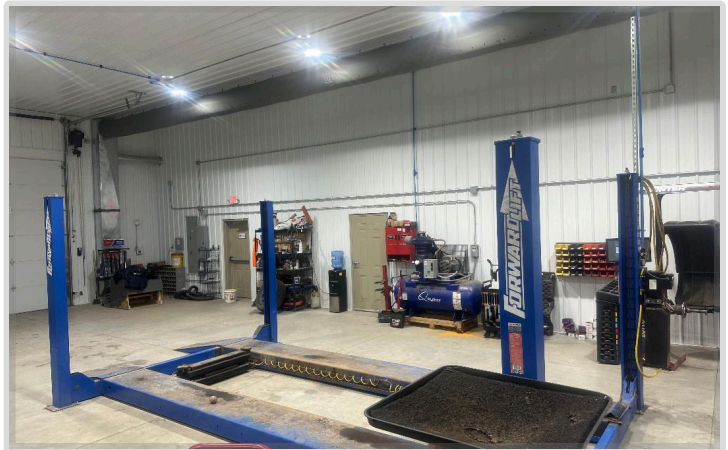
(614) 559-3350

Info@bestcorporaterealestate.com



11987 Dalton Road, Rockbridge, Ohio 43149

Interior Photos



Randy Best CCIM, SIOR
(614) 559-3350 Ext. 112
Rbest@bestcorporaterealestate.com

Questions? Contact Us:
(614) 559-3350
Info@bestcorporaterealestate.com



11987 Dalton Road, Rockbridge, Ohio 43149

Additional Property Information

Legal Information

Legal Property Description	Auto Repair Building
Price	\$1,500,000
Parcel Number	05-000187.0200
Possession	Immediate

Land Information

Land Acreage	± 2.86 Acres
Parking Available	Yes
Current Use	454
Current Zoning	Commercial
Real Estate Taxes (2025)	\$11,302.46



Randy Best CCIM, SIOR

(614) 559-3350 Ext. 112

Rbest@bestcorporaterealestate.com

Questions? Contact Us:

(614) 559-3350

Info@bestcorporaterealestate.com



11987 Dalton Road, Rockbridge, Ohio 43149

Parcel View



Randy Best CCIM, SIOR

(614) 559-3350 Ext. 112

Rbest@bestcorporaterealestate.com

Questions? Contact Us:

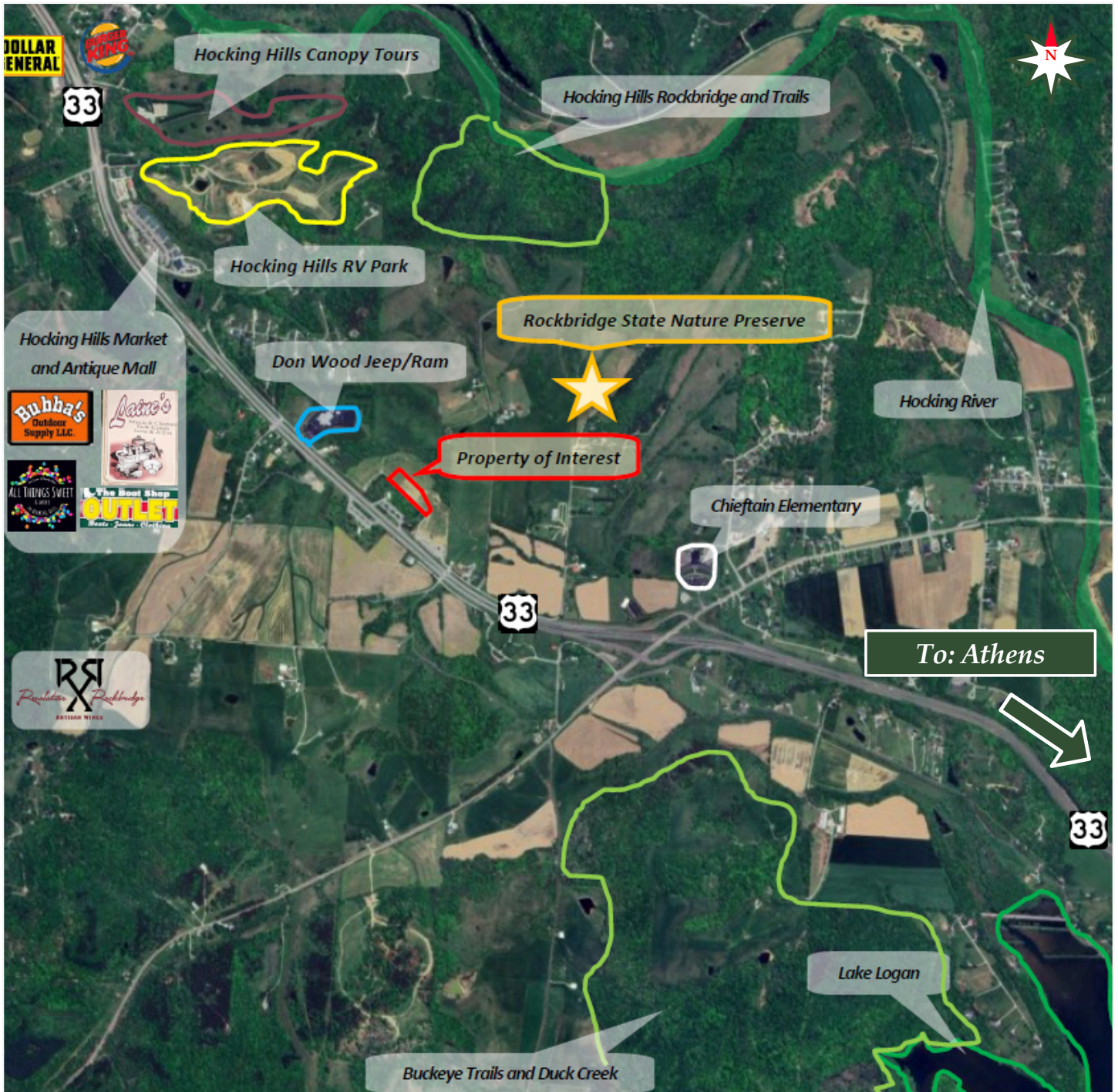
(614) 559-3350

Info@bestcorporaterealestate.com



11987 Dalton Road, Rockbridge, Ohio 43149

Parcel View



Randy Best CCIM, SIOR

(614) 559-3350 Ext. 112

Rbest@bestcorporaterealestate.com

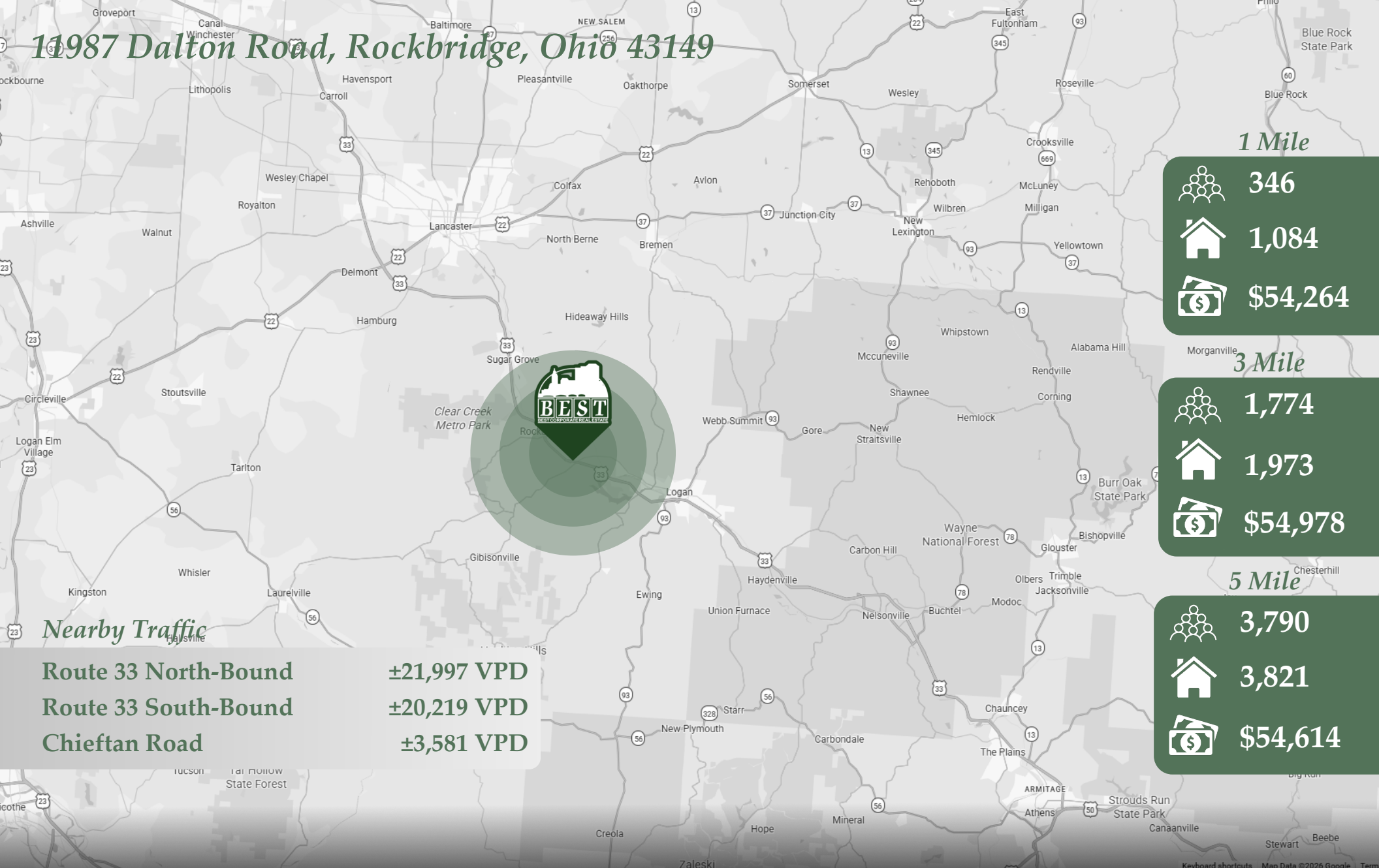
Questions? Contact Us:

(614) 559-3350

Info@bestcorporaterealestate.com



11987 Dalton Road, Rockbridge, Ohio 43149



1 Mile

- 346
- 1,084
- \$54,264

3 Mile

- 1,774
- 1,973
- \$54,978

5 Mile

- 3,790
- 3,821
- \$54,614

Nearby Traffic

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

Zip Code Demographics

Area Population	Area Households	Average Income
2,335	1,213	\$57,500

Major Nearby Interstates





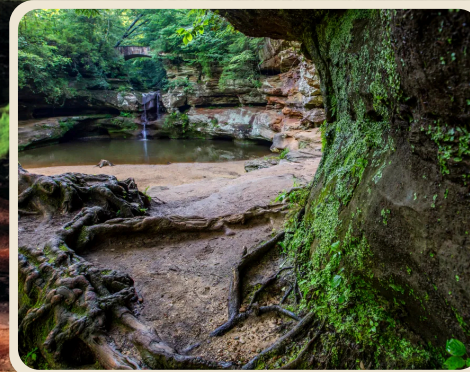
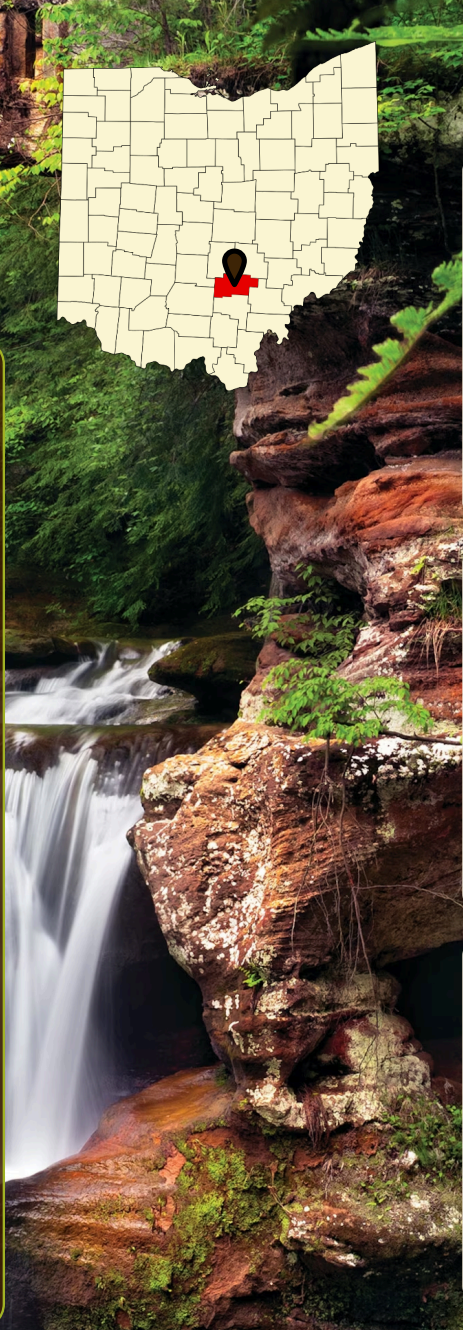
Popular Hiking Trails

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

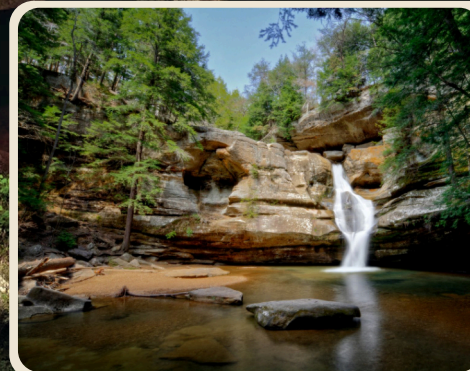
📍 1 Mile Loop



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

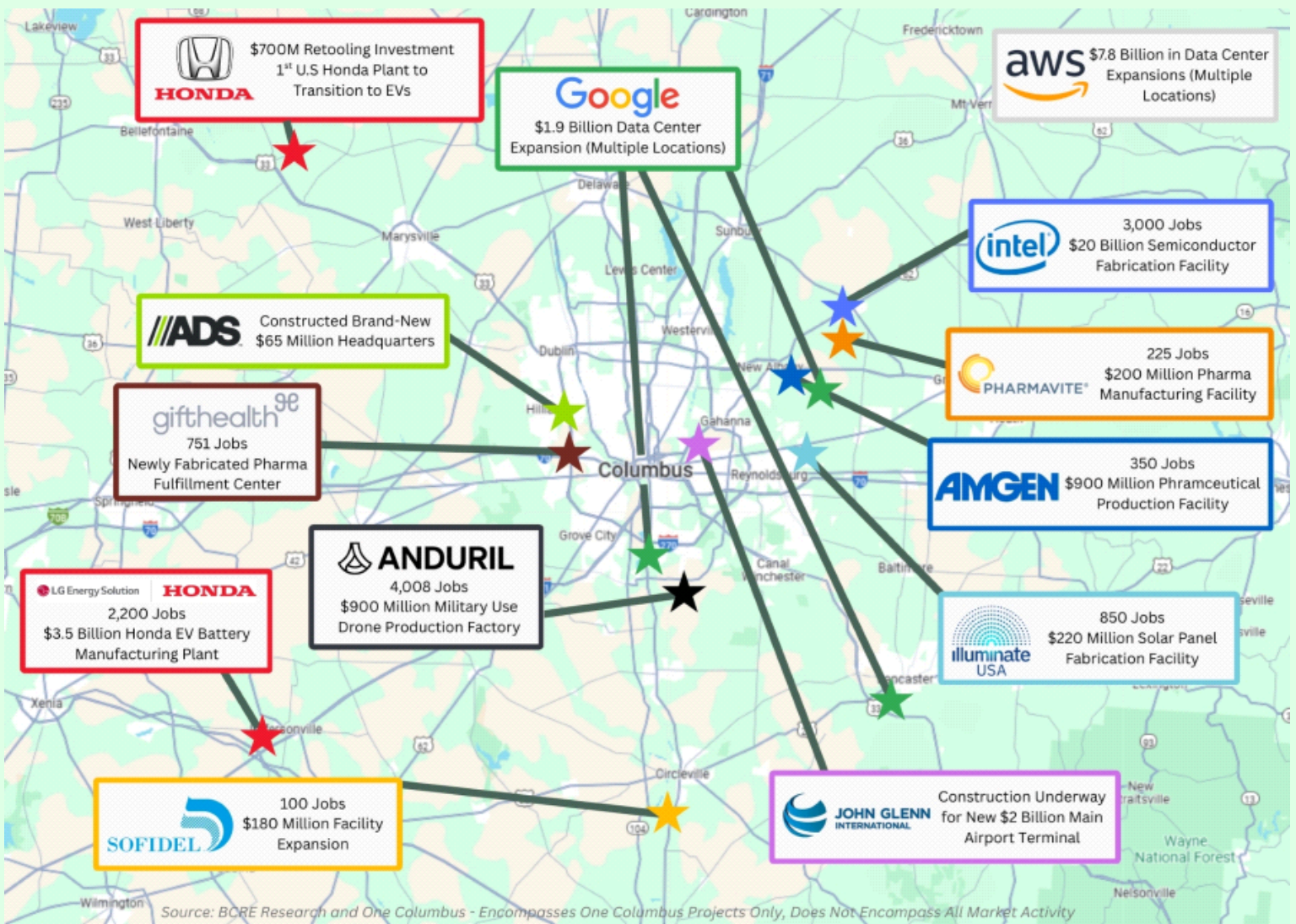
Area Households
11,429

Average Income
\$62,960

Major Nearby Routes



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**

Randy Best CCIM, SIOR
(614) 559-3350 Ext. 112
Rbest@bestcorporaterealestate.com

Questions? Contact Us:
(614) 559-3350
Info@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.

BEST
Corporate Real Estate