

OHIO | NET LEASE RETAIL

# Cooper Commercial closes \$2.49 million McDonald's sale in Ohio

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The **Cooper Commercial Investment Group** closed the sale of the single-tenant, absolute NNN McDonald's that is an outparcel in the Hunter's Ridge Shopping Center in Gahanna, Ohio.

Dan Cooper of the Cooper Commercial Investment Group represented the seller, a private investment group based in Florida. The buyer, also found by the Cooper Group, purchased the asset for \$2.49 million. That figure represents full asking price, a CAP rate of 3.5% and \$540 a square foot.

This McDonald's was built in 2011 on a 20-year lease, with about nine-and-a-half years of original term remaining. The lease includes a 10% rental increase in 2026 and also offers 10% increases in each option period. The tenant handles all on-site maintenance and repairs to the building.