



*Pictured is a representative photo of the newly constructed property.*

Acquisitions Midwest Ohio Restaurant Retail

## Cooper Group Brokers Sale of Chipotle-Occupied Restaurant Property in Piqua, Ohio

February 3, 2026

PIQUA, OHIO — The Cooper Commercial Investment Group has brokered the sale of a newly constructed restaurant property occupied by Chipotle Mexican Grill in Piqua, a suburb of Dayton. The 15-year lease features 10 percent rental increases in years six and 11. The property includes the restaurant's namesake drive-thru, Chipotlane, as well as patio seating. Dan Cooper of Cooper Group represented the seller, a longtime client. The asset sold to an all-cash 1031 exchange buyer from California at a 5.5 percent cap rate.