

OHIO | NET LEASE

# Cooper Commercial Investment Group closes sale of Chipotle in Dayton market

FEBRUARY 4, 2026



PHOTO COURTESY OF COOPER COMMERCIAL INVESTMENT GROUP.

The Cooper Commercial Investment Group brokered the sale of the brand-new, high-profile, single-tenant Chipotle Mexican Grill in Piqua, Ohio, a suburb of Dayton.

The corporately backed, nationally recognized tenant is secured by a new 15-year lease featuring 10% rental increases in years 6 and 11. Constructed to Chipotle's latest prototype design, the property includes their namesake drive-thru, Chipotlane, patio seating, highly visible pylon signage and is strategically positioned right off major interstate I-75 and among several complementary retailers and office users, further reinforcing strong daily traffic and the brand's position as one of the most sought-after quick-service restaurant tenants in today's market.

Dan Cooper of the Cooper Commercial Investment Group in Cleveland, Ohio, had the privilege to represent the Seller, a long-time client with whom he has successfully completed multiple transactions. The property sold to an all-cash 1031 exchange buyer from California at a 5.50% CAP Rate, with the Buyer proceeding under a 21-day due diligence period followed by a quick closing, highlighting the strength of the asset and certainty of execution.