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For Lease

# The Shumaker

219 N Columbus St, Lancaster, OH 43130



## Offering Summary

| | |
|---|---|
| Lease Rate: | $15-$20 SF/yr (NNN) |
| Building Size: | 138,000 SF |
| Available SF: | 1,446 - 6,700 SF |
| Lot Size: | 1.107 Acres |
| Year Built: | 1900 |
| Zoning: | CBD |
| APN: | 0532314700 |

## Property Overview

The Shumaker offers a rare opportunity to lease commercial space within a landmark adaptive reuse project. The main level features 22,412 SF of commercial space, with suites ranging from 1,446 SF to 6,700 SF, providing flexibility for a variety of retail, office, or service-oriented users. Currently under renovation, the spaces can be customized to accommodate tenant needs while preserving the building's distinctive historic character. Expansive windows bring in a plethora of natural light, while exposed brick and original architectural elements create a one-of-a-kind interior environment. With residential apartments planned for the second and third floors, the property will also benefit from built-in activity and increased foot traffic. Blending modern functionality with the authenticity of a restored former factory, this property delivers a distinctive setting for businesses seeking both character and flexibility.



Information contained has been established from sources that we have no doubt as to accuracy, but we do not guarantee it.

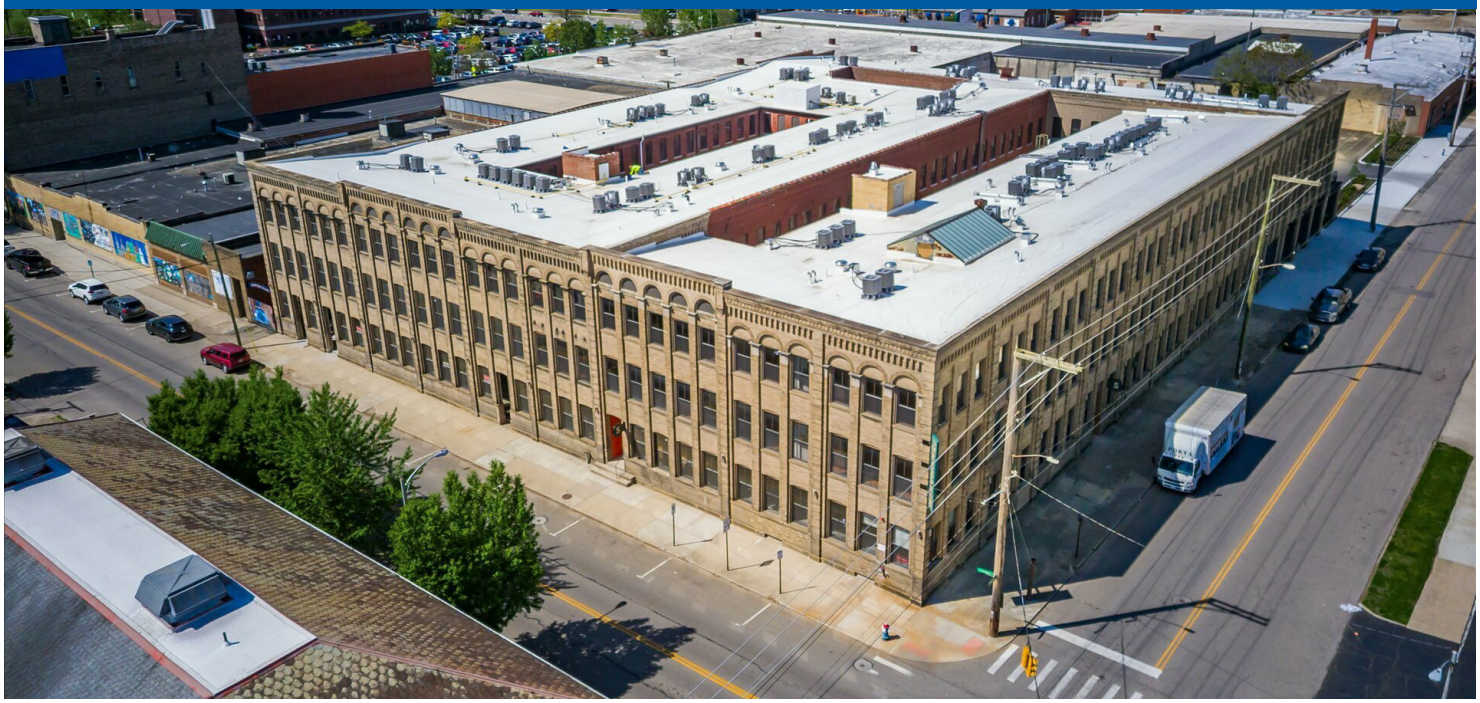
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## The Shumaker Story

The Shumaker is a transformative adaptive reuse project bringing new life to a long-vacant industrial landmark at 219 N. Columbus Street in Downtown Lancaster, Ohio. Once a proud part of the city's manufacturing history, the approximately 138,000-square-foot former factory is being redeveloped by Urban Restorations into Lancaster's first true downtown living community, blending preserved historic architecture with upscale modern design. The vision for the property centers on honoring the building's legacy while creating a vibrant mixed-use destination that will continue to serve a meaningful role in the community.

Originally completed in 1900 as home to the Fairfield Shoe Co., owned by the H.C. Godman Shoe Co. of Columbus, the building expanded in 1909 after acquisition of the adjacent Baptist Church property. Historic elements such as sturdy post-and-beam construction, arched windows, a third-floor skylight, and wood ceiling beading remain key architectural features that connect the property to its past. By 1919, the factory employed nearly 2,000 people, making it an important part of Lancaster's industrial identity. In later years, the building housed Essex Wire Company, which manufactured electrical switches for automobiles, and then Fairfield Industries from 1982 through 2005. After that, the property stood vacant for nineteen years.

Today, The Shumaker represents far more than a building renovation. Through its restoration, Urban Restorations, in partnership with the Ohio Department of Development, Destination Downtown Lancaster, and Lancaster Economic Development, is preserving a central Ohio landmark in accordance with established historic guidelines for both the interior and exterior. The project is expected to contribute to the beautification of the Columbus Street corridor, support downtown revitalization, encourage urban living, help meet community housing needs, and promote economic development by creating space for small businesses. The result is a one-of-a-kind redevelopment that connects Lancaster's past with its future.



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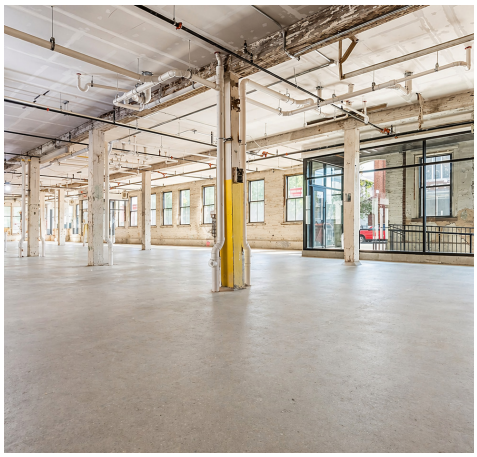
Additional Photos

# The Shumaker

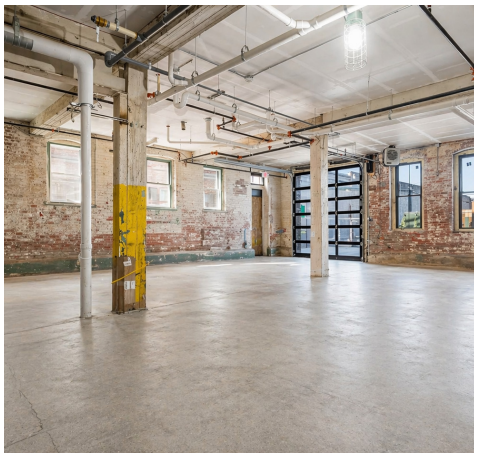
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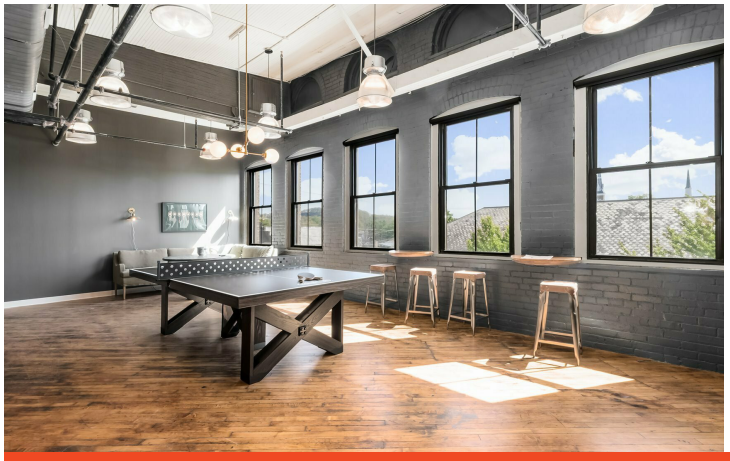


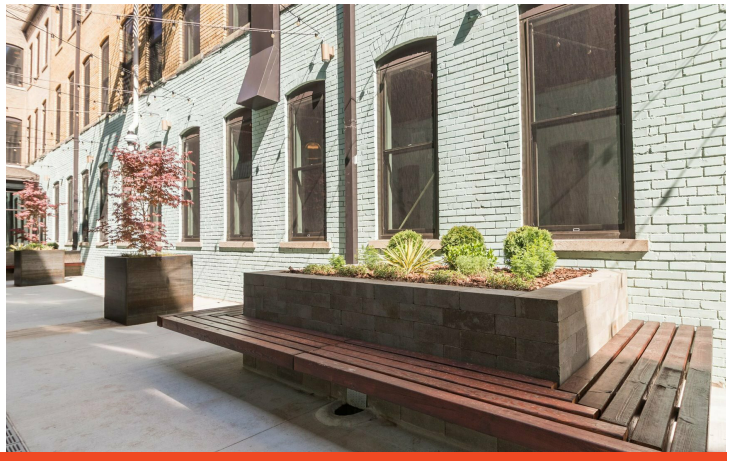














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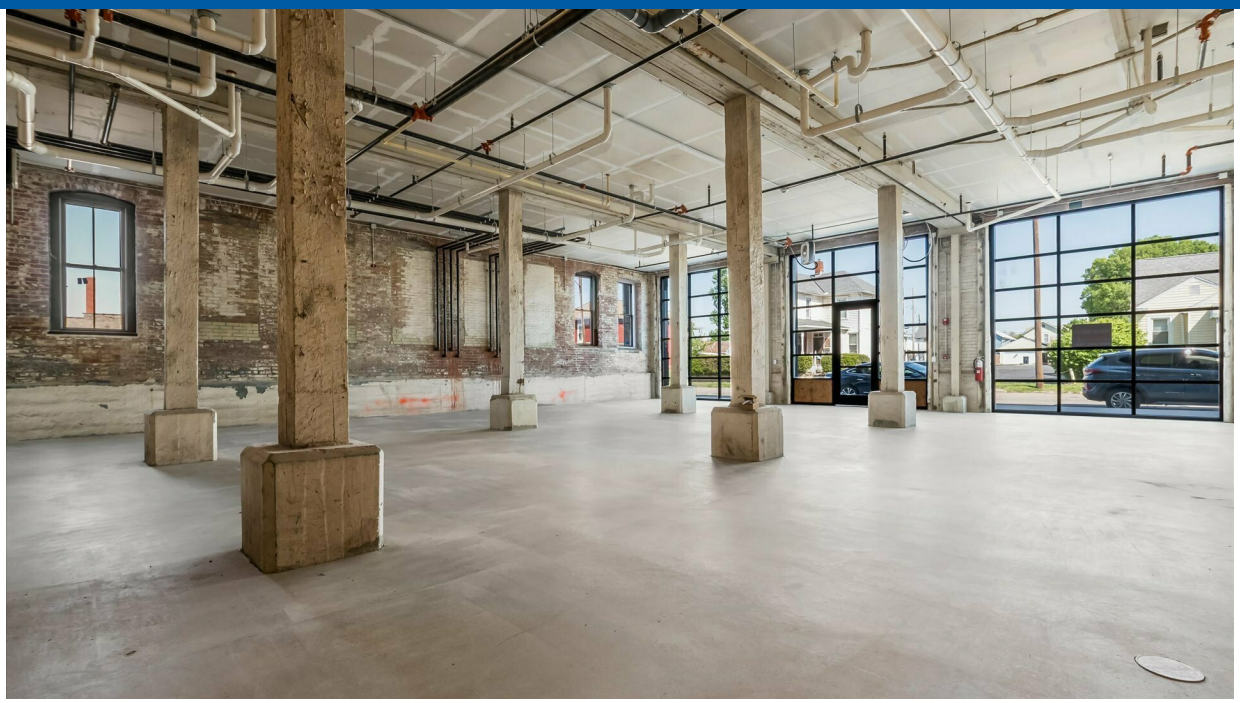
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Lease Spaces

# The Shumaker

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## Lease Information

| | | | |
|---|---|---|---|
| Lease Type: | NNN | Lease Term Minimum : | 36 months |
| Total Space: | 1,446 - 6,700 SF | Lease Rate: | $15-$20 SF/yr |

## Available Spaces

| Suite | Tenant | Size (SF) | Lease Type |
|---|---|---|---|
| A | Available | 2,667 SF | NNN |
| B | Available | 1,971 SF | NNN |
| C | Available | 1,446 SF | NNN |
| D | Available | 2,778 SF | NNN |
| E | Available | 2,076 SF | NNN |
| F | Available | 6,700 SF | NNN |
| G | Available | 2,576 SF | NNN |
| H | Available | 2,198 SF | NNN |



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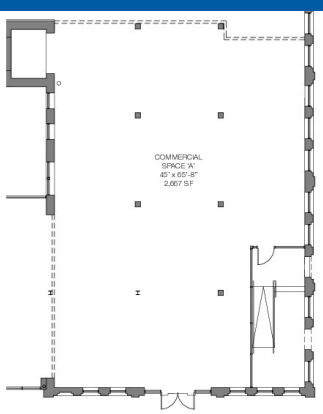
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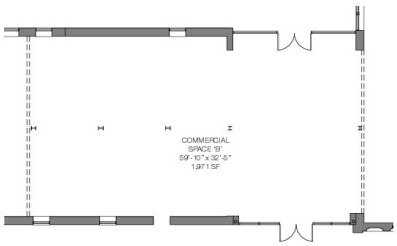
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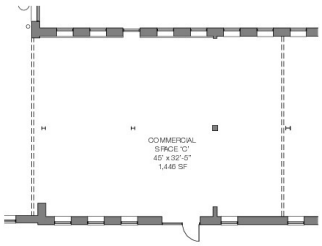
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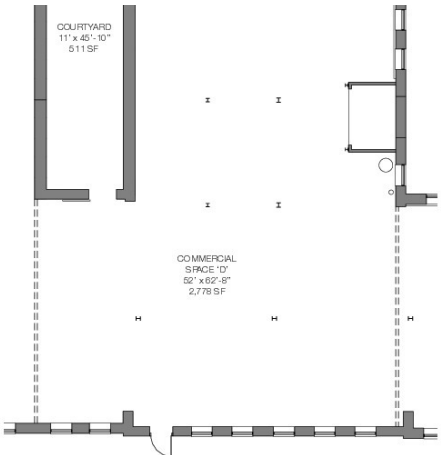
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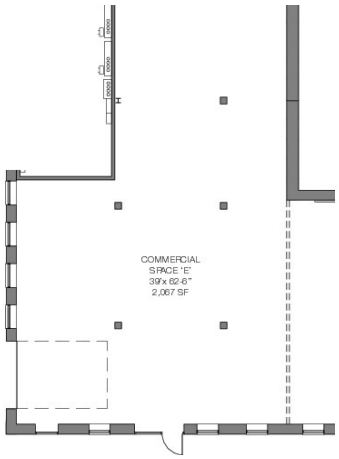
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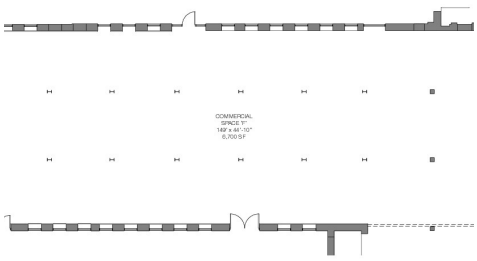


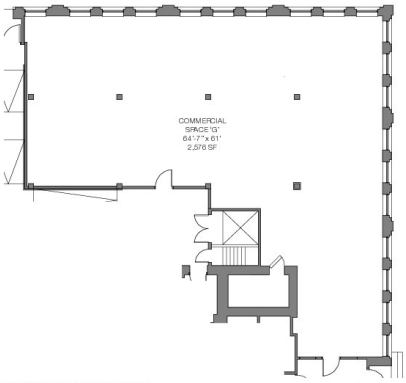



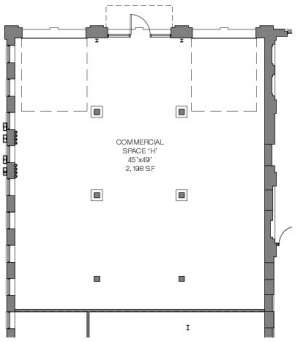







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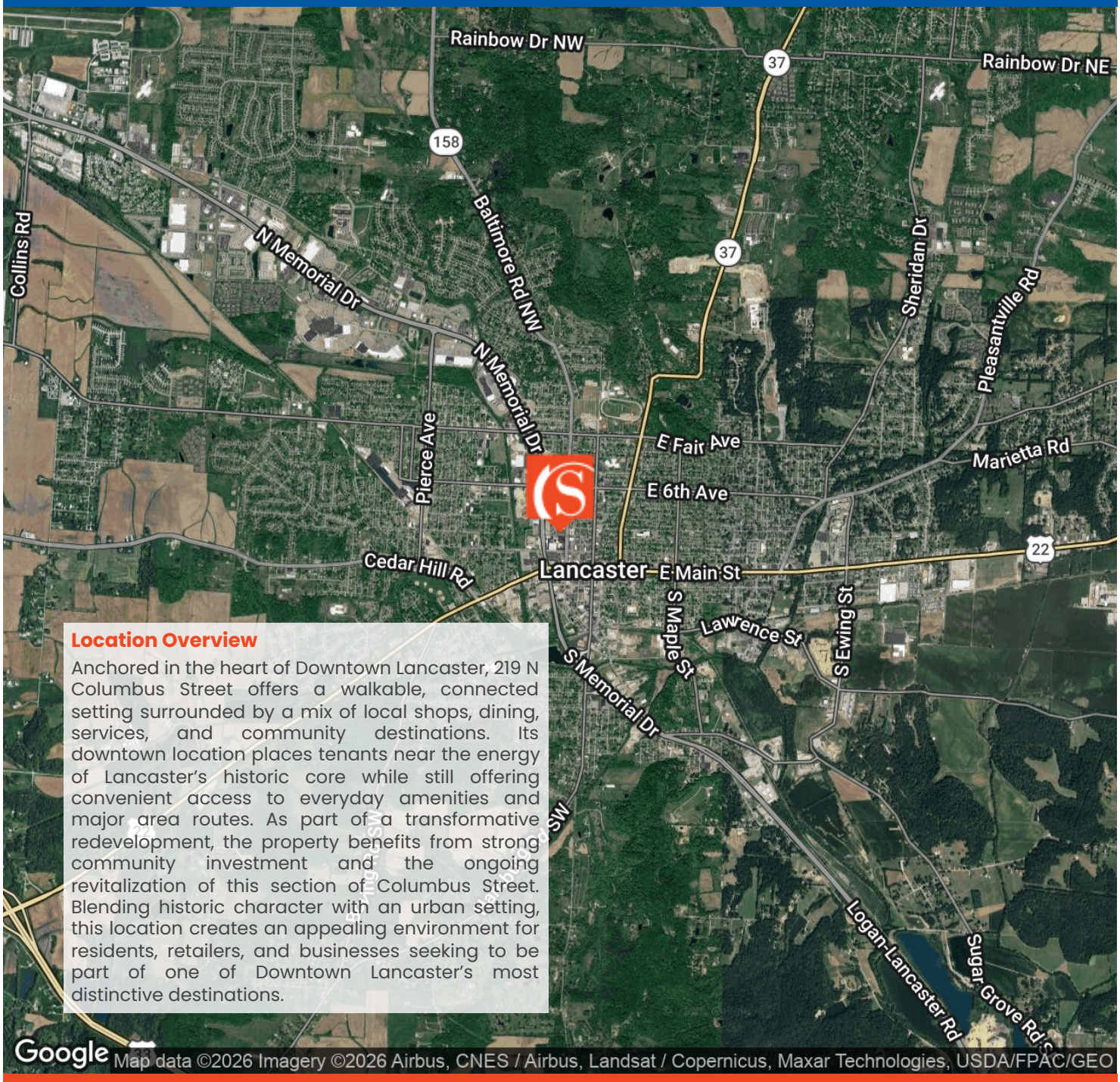
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# Location Map

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### Location Overview

Anchored in the heart of Downtown Lancaster, 219 N Columbus Street offers a walkable, connected setting surrounded by a mix of local shops, dining, services, and community destinations. Its downtown location places tenants near the energy of Lancaster's historic core while still offering convenient access to everyday amenities and major area routes. As part of a transformative redevelopment, the property benefits from strong community investment and the ongoing revitalization of this section of Columbus Street. Blending historic character with an urban setting, this location creates an appealing environment for residents, retailers, and businesses seeking to be part of one of Downtown Lancaster's most distinctive destinations.




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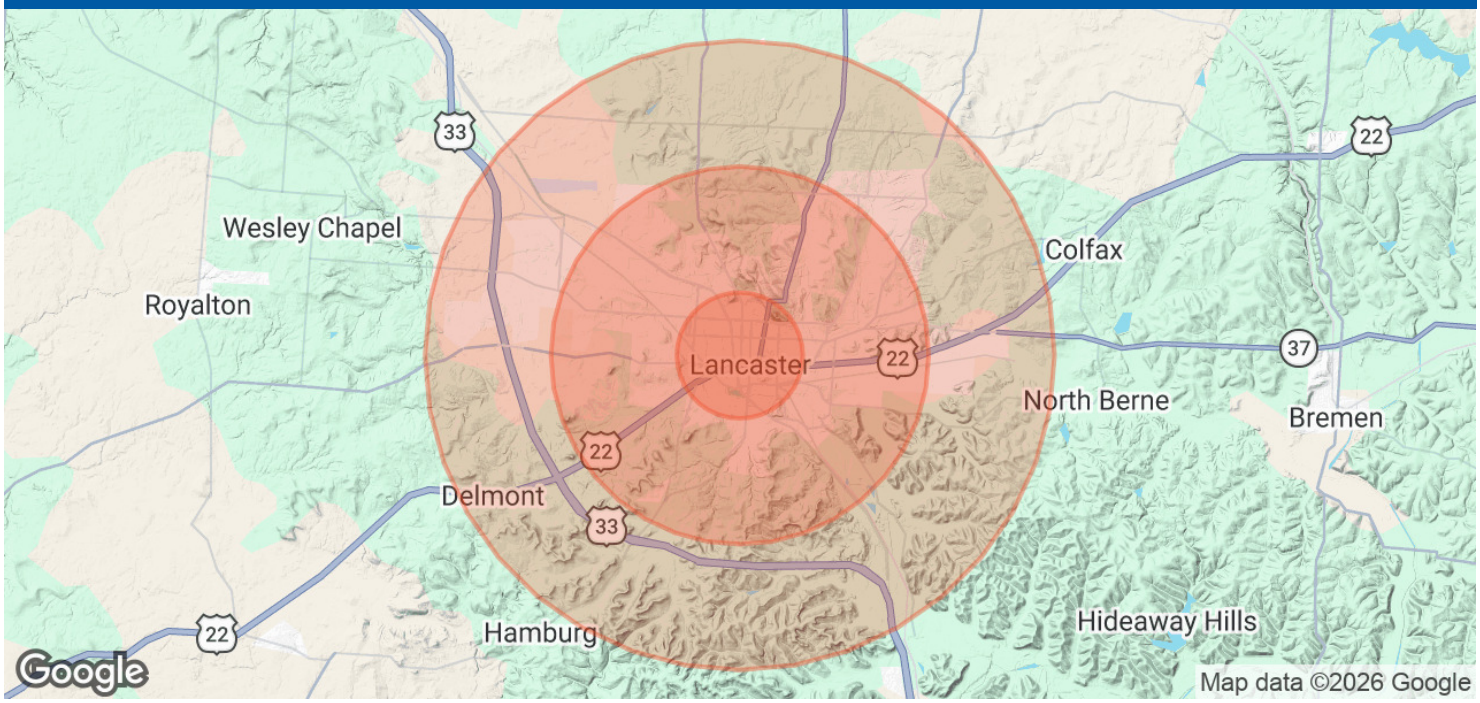
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# Demographics Map & Report

## The Shumaker

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| Population | 1 Mile | 3 Miles | 5 Miles |
|---|---|---|---|
| Total Population | 12,618 | 39,474 | 52,346 |
| Average Age | 37.6 | 39.5 | 40.7 |
| Average Age (Male) | 36.7 | 39.3 | 40.4 |
| Average Age (Female) | 38.9 | 39.9 | 41.3 |

| Households & Income | 1 Mile | 3 Miles | 5 Miles |
|---|---|---|---|
| Total Households | 5,271 | 16,146 | 20,924 |
| # of Persons per HH | 2.4 | 2.4 | 2.5 |
| Average HH Income | $67,298 | $75,359 | $81,642 |
| Average House Value | $151,395 | $189,030 | $208,303 |

*2023 American Community Survey (ACS)*




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