



DESIGN CENTER
LAKE NORMAN



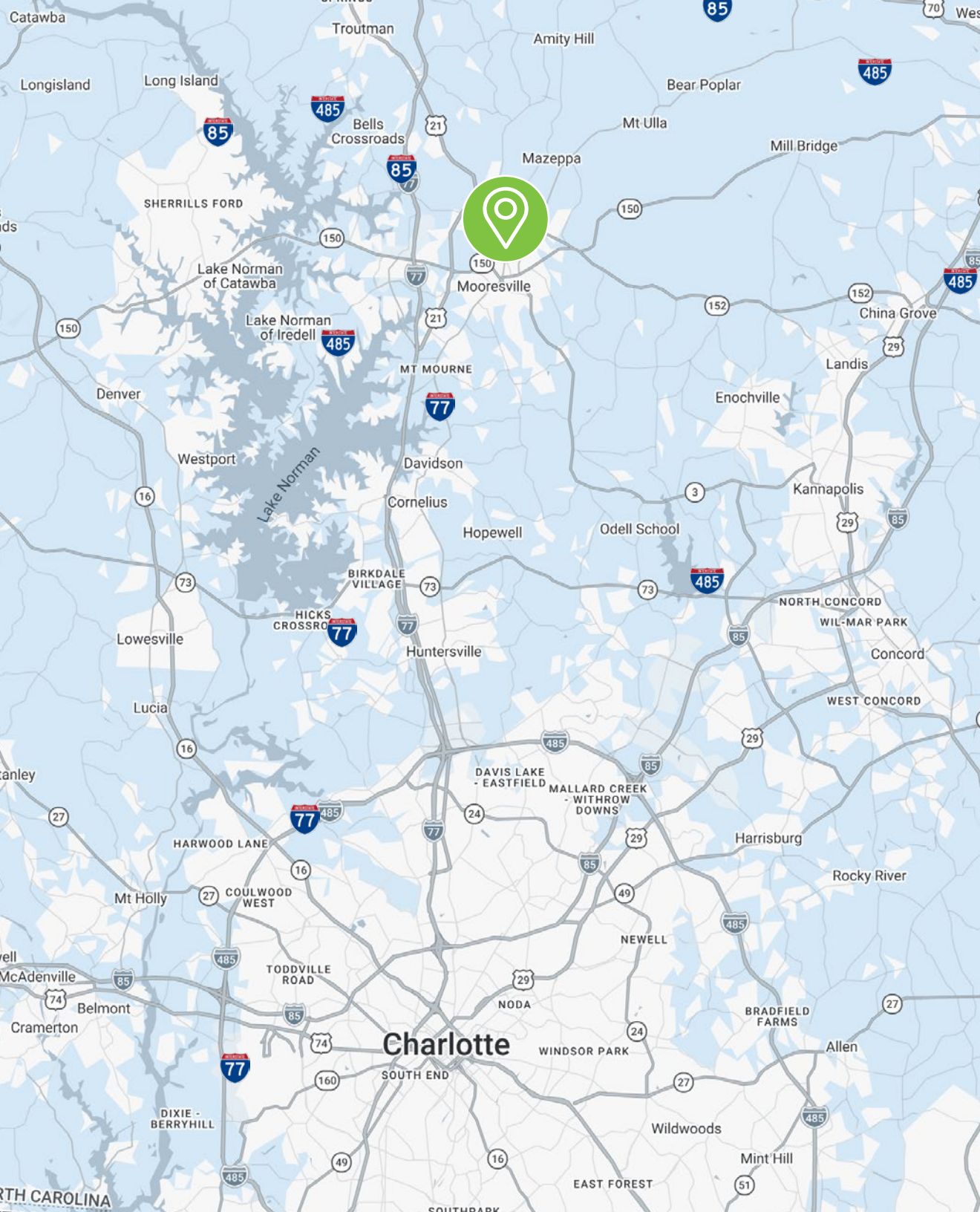
OFFERING MEMORANDUM

+/- 85,235 SF OFFICE/FLEX

AVAILABLE FOR SALE

532-533 PATTERSON AVE | MOORESVILLE, NC





LOCATION



**532-533
Patterson Ave**

Mooresville, NC



30 Miles

to Charlotte, NC



Close Proximity

Coffee Shops, Restaurants,
Bars, Entertainment, and
downtown Mooresville
less than a mile away



Ample Parking

140 surface spaces with
room for additional
parking in unused delivery
area



DESIGN CENTER
LAKE NORMAN

THE HISTORY: THE DESIGN CENTER

In the 1920's, the Brown family saw a growing demand for work shirts and opened Troutman Shirt Factory located in Troutman, NC. The facility became the first apparel plant in the world to introduce "wash and wear" clothes, a product that revolutionized the laundering of apparel. In the 1940's the Brown's built a second factory in the neighboring town of Mooresville, NC. The new plant located on Patterson Avenue became one of the largest employers in Mooresville. Sales grew to over \$37 million by 1983; however, the plant closed the following year due to competition and a decline in the industry.

In 1997, the Streeter's purchased the buildings for their distribution businesses and completed extensive renovations to revitalize the historic plant. By re-imagining the buildings to meet growing demand of companies seeking authentic and functional workspace. The Design Center became the hub for national and local businesses.

In 2019, New Forum, a Charlotte-based real estate development, management & operating company, purchased The Design Center at Lake Norman.



PROPERTY OVERVIEW

ADDRESS	532-533 Patterson Ave Mooresville, NC 28115
SQUARE FOOTAGE	Gross: 85,235 SF
ACREAGE	6.3 AC
PARCEL IDS	4667258732 & 4667259235
OCCUPANCY	65%
TENANTS	WALT - Less than 24 months
YEAR BUILT/RENOVATED	1920s/2002-2017
CLEAR HEIGHT	20'
DOCK DOORS	7
2026 ESTIMATED NOI	\$450,000
SALE PRICE	\$8,000,000

85,235
Square Feet

6.3
Acres

1920s
Year Built

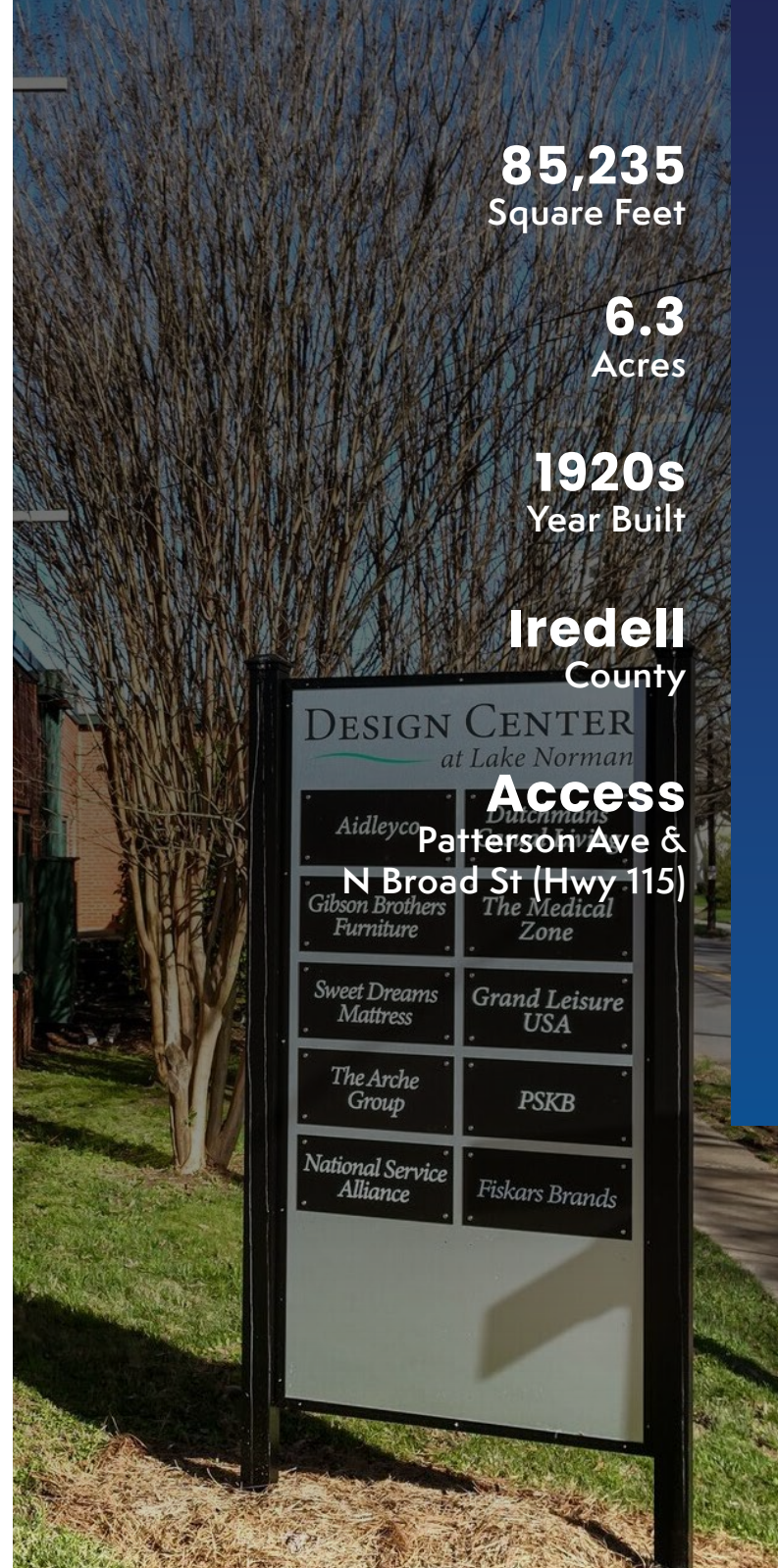
Iredell
County

DESIGN CENTER
at Lake Norman

Access

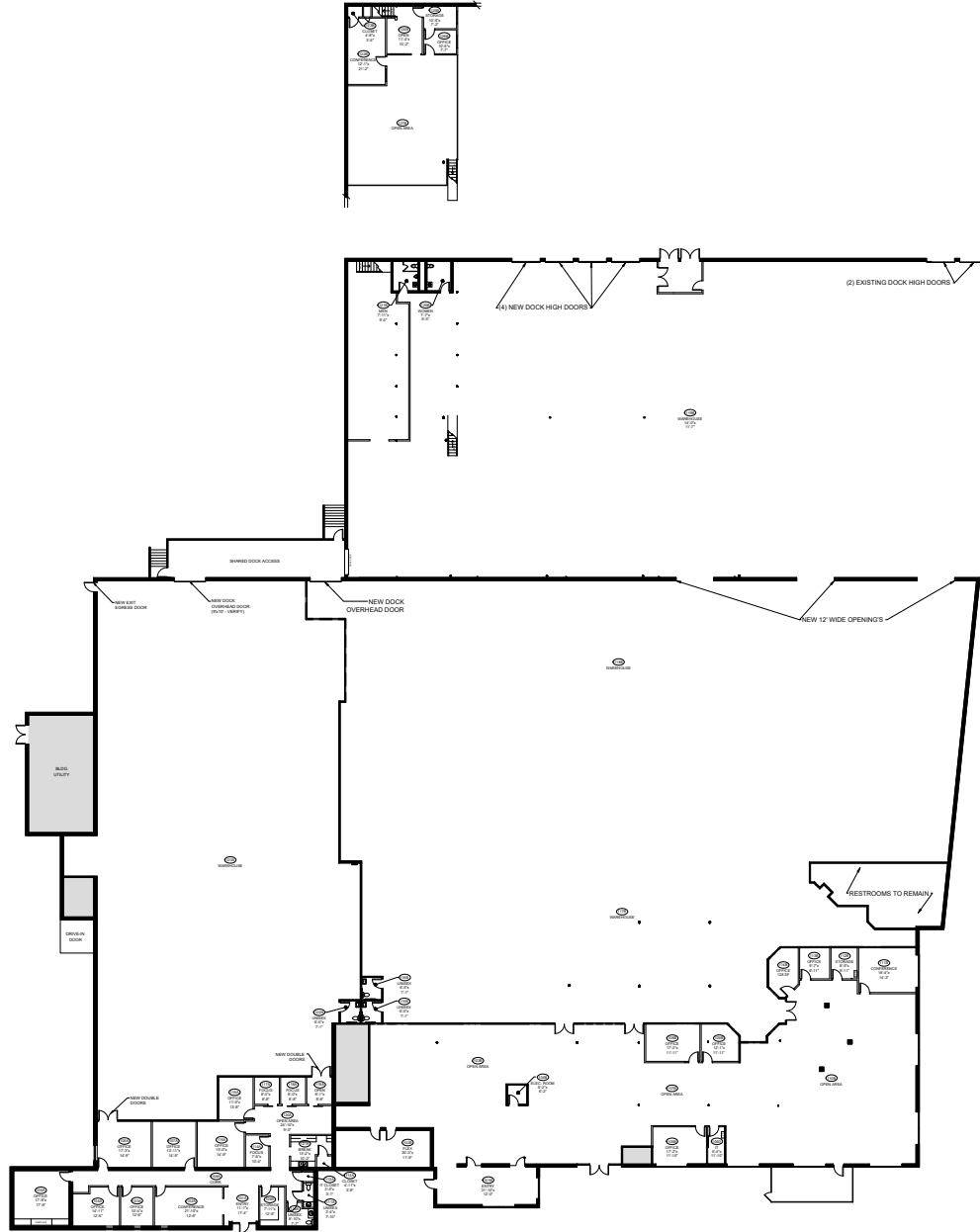
**Patterson Ave &
N Broad St (Hwy 115)**

- Aidleyco
- Dutchmans
- Gibson Brothers Furniture
- The Medical Zone
- Sweet Dreams Mattress
- Grand Leisure USA
- The Arche Group
- PSKB
- National Service Alliance
- Fiskars Brands



FLOOR PLAN

Two Tenant Layout



*Hypothetical demising plan

WHY MOORESVILLE

NORTH CAROLINA'S THRIVING LAKESIDE COMMUNITY

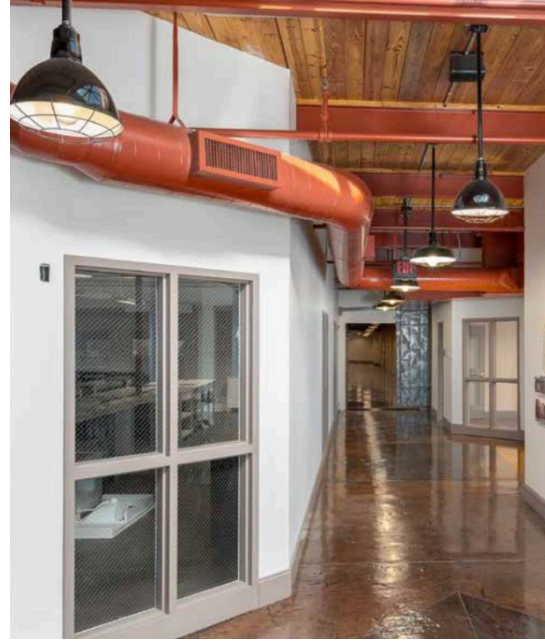
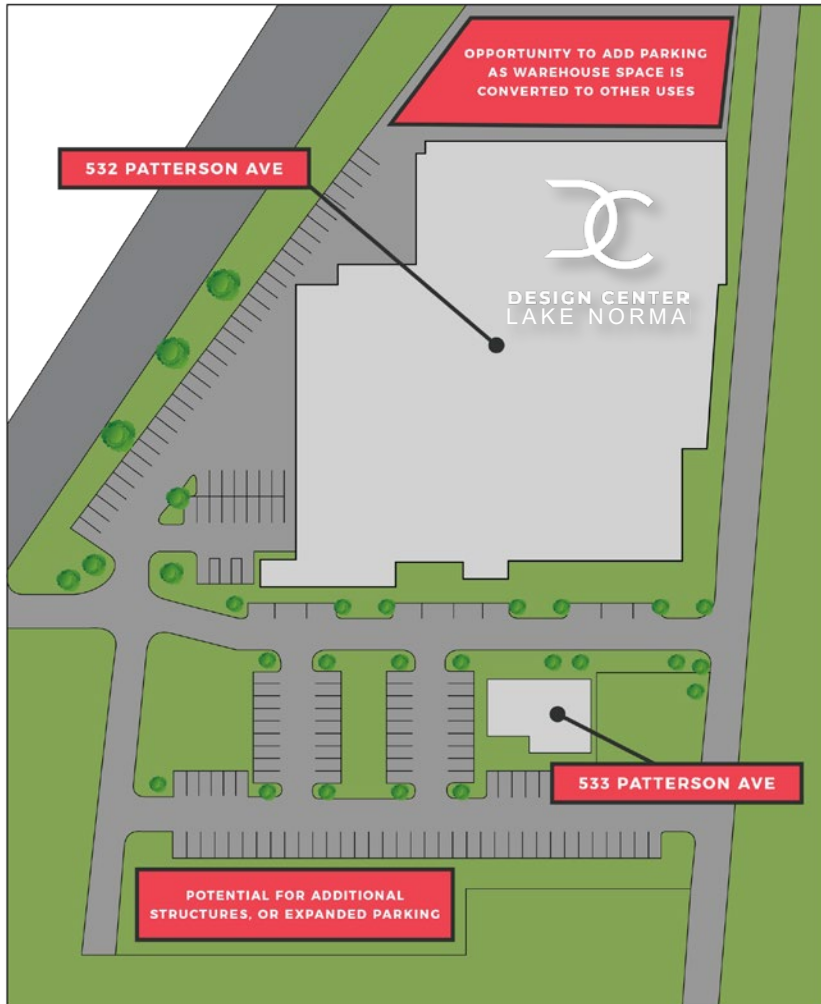


Mooresville, NC is a thriving lakeside community situated on the shores of Lake Norman. The town has experienced significant growth over the past few decades, transforming into a desirable suburban destination that balances small-town charm with modern amenities.

One of Mooresville's notable features is its proximity to Lowe's Companies, Inc. headquarters. This corporate presence has contributed to the area's economic stability and development, helping establish Mooresville as more than just a bedroom community for Charlotte. Located approximately 30 miles north of Charlotte's center, residents enjoy a strategic position that offers the tranquility of lakeside living while remaining within reasonable commuting distance to the Queen City's business districts.



SITE PLAN



 Visit our Website

FOR MORE INFORMATION:

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