

BOARD WALK

at University City

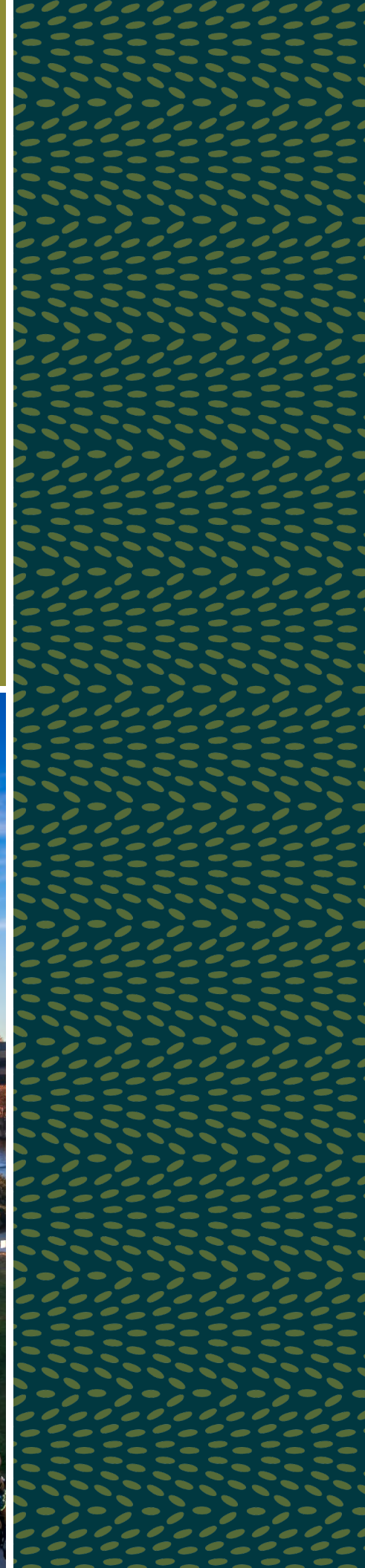
Retail & Office Available For Lease

8927 J M KEYNES DR, CHARLOTTE, NC 28262



ASCENT

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The BOARD WALK

at University City

Building Description

The Boardwalk—is a 103,264 SF premier lakefront retail and dining destination at the center of University City, one of Charlotte’s fastest-growing districts.

TOTAL GLA	103,264 SF	CONSTRUCTION	Masonry
TOTAL AVAIL	28,293 SF	YEAR BUILT	2001
TYPE	Retail & Office	ZONING	TOD-CC
TENANCY	Multi (46)		



Clean & Fresh New Updates

The Boardwalk plans to undergo timeless renovations building on the energy from new construction across from lake including NOVEL University and the new University City Regional Library.

- Potential renovations planned include:
- New paint across all buildings
- Updated wall signage and awnings
- Added Architectural features
- New interior office finishes

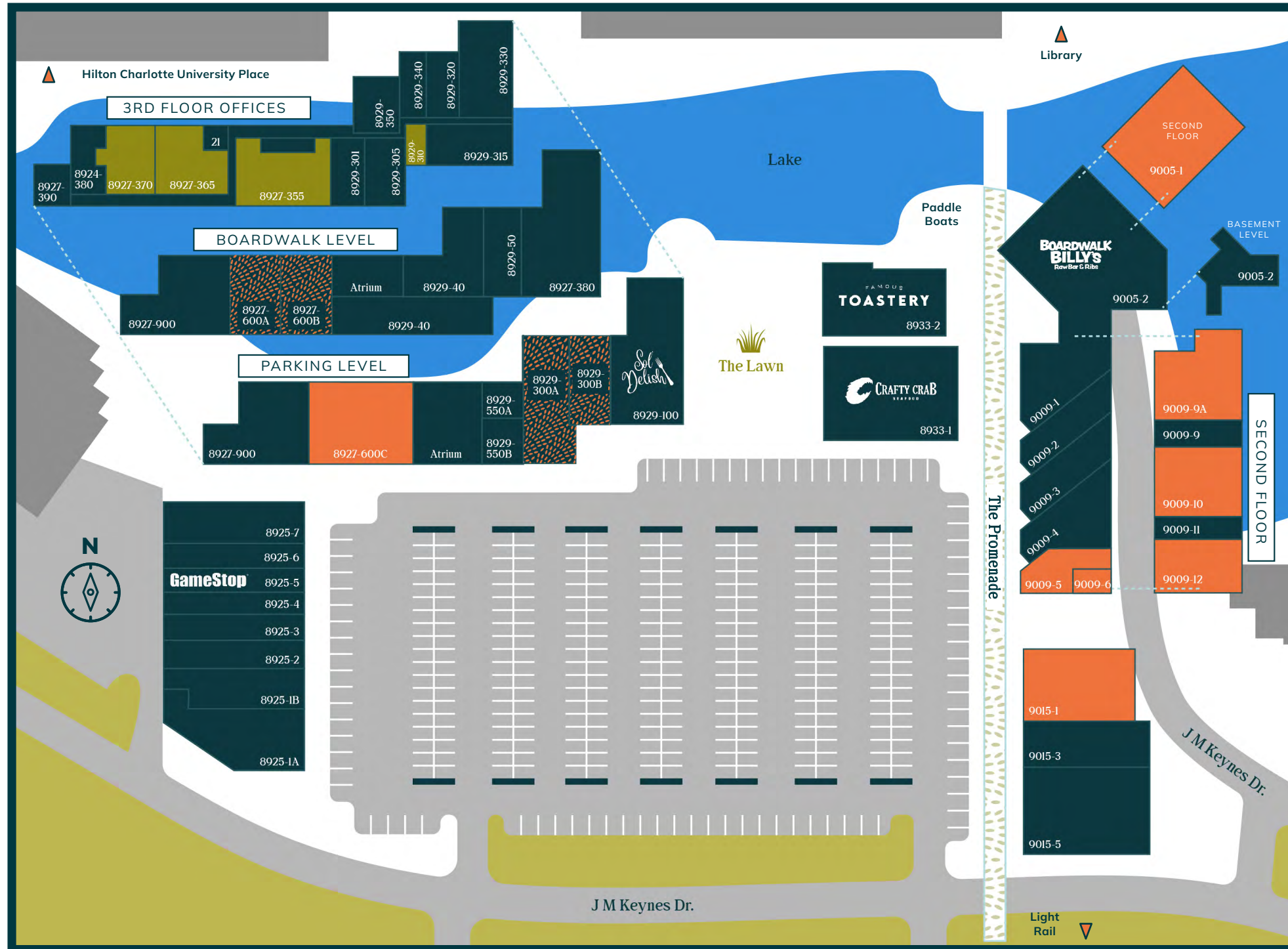


PROPERTY OVERVIEW

Site Plan

KEY

- Available RETAIL OR OFFICE
- Available RETAIL
- Available OFFICE
- Occupied



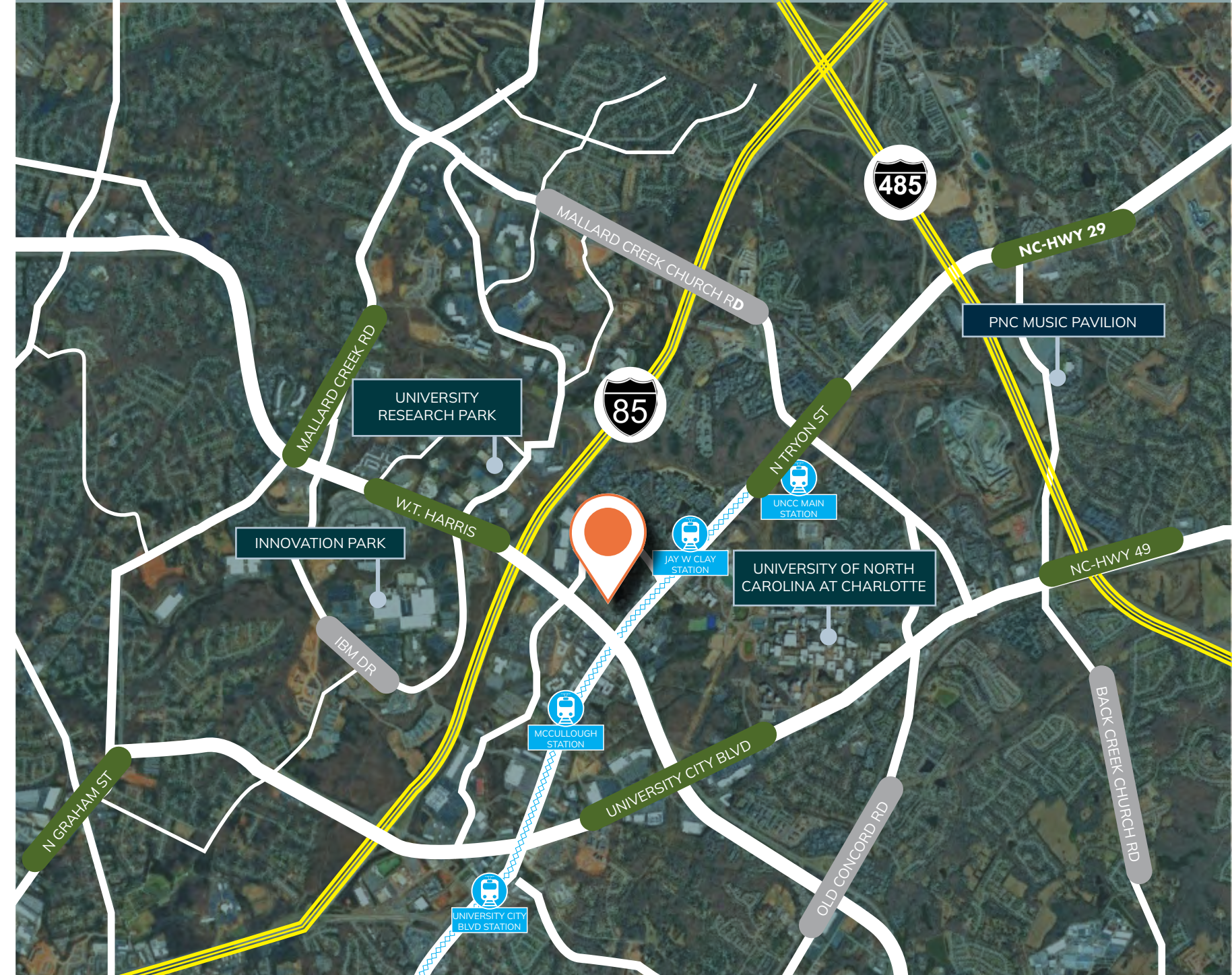
#	STATUS	SF
8925-1A	Bodyrok	2,936
8925-1B	Finjan Café	2,494
8925-2	Premier Grooming Lounge	1,350
8925-3	MetroPCS	1,860
8925-4	Legacy Streetwear	2,321
8925-5	Gamestop	1,392
8925-6	Rio Body Wax	1,392
8925-7	S.E.R.V Salon	2,898
8925-8	University City Partners	554
8927-355	AVAILABLE	1,341
8927-360	AVAILABLE	803
8927-365	AVAILABLE	1,966
8927-370	AVAILABLE	1,249
8927-380	Byteminds It, Inc	1,226
8927-390	Red Hill Ventures	764
8927-600	MULTIPLE SPACES AVAILABLE	640 1,608 1,380
8927-900	Zapata's Mexican Restaurant	4,615
8929-10	AVAILABLE	2,447
8929-20	AVAILABLE	1,601
8929-30	University City Partners	1,762
8929-40	Rochelle Salon Suites	2,080
8929-100	SOL Delish	4,308
8929-300A	AVAILABLE	2,594
8929-300B	AVAILABLE	1,639
8929-301	Another Chance House of Refuge	1,051
8929-305	Mind Changing Solutions	1,336
8929-310	AVAILABLE	746
8929-315	All Can Be Safe Home Healthcare	1,856
8929-330	Cash Back Tax Solutions	1,610
8929-335	Belk Family Center	859
8929-340	Keys To Freedom Caregivers	1,051
8929-350	Personal Care Services of the Carolinas LLC	822
8929-500B	Limitless Tax	728
8929-550A	SOL Delish Office	442
8933-1	Crafty Crab	4,106
8933-2	The Famous Toastery	3,040
9005-1	AVAILABLE	4,099
9005-2	Boardwalk Billy's	7,224
9009-1	The Wine Vault	3,132
9009-2	The Beer Garden	1,895
9009-3	Fruiticup Frozen Yogurt	1,349
9009-4	Ninety's Ice Cream	1,282
9009-5	AVAILABLE	1,728
9009-6	AVAILABLE	1,038
9009-9	City Art Room	910
9009-9A	AVAILABLE	1,763
9009-10	AVAILABLE	1,966
9009-11	Whitney's Wittle Wonders	721
9009-12	AVAILABLE	1,487
9015-1	AVAILABLE	3,500
9015-3	Orchid Nail Salon	2,117
9015-5	Uptown Cheapskate	4,475

THE NEIGHBORHOOD: UNIVERSITY CITY

Anchored by the University of North Carolina at Charlotte and supported by over 160,000 residents in the immediate area, University City is a thriving, mixed-use district spanning portions of Charlotte, Concord, and Harrisburg. It continues to evolve with strong momentum, driven by infrastructure investments, multifamily development and a flourishing student and professional population.

The 2019 extension of the LYNX Blue Line has been transformative—connecting University City directly to Uptown Charlotte, South End and South Charlotte, igniting a surge in new development. The corridor offers a mix of office space, multifamily housing, hotels, and entertainment destinations like Topgolf. Just minutes from I-85, I-485, and US 29, this sub market has become a magnet for both regional visitors and major employers including Wells Fargo, Vanguard and TIAA.

At the core of it all is The Boardwalk—a walkable, lakefront retail environment that serves as a true community anchor. Its mix of restaurants, service providers, and wellness offerings draws steady traffic from nearby apartments, office campuses, the University, and popular destinations like the PNC Music Pavilion and IKEA (the only one in the Carolinas).



Key Highlights



BUSINESS HUB

Home to Fortune 500 firms like Wells Fargo and TIAA, University City is rooted in finance, healthcare, and education



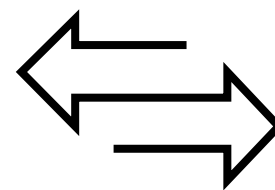
HOUSING DEVELOPMENTS

Over 5,000 apartment units delivered and over 1,000+ proposed/under construction in University City



ACCESS TO TALENT

1st in tech talent growth among small markets



EASY ACCESSIBILITY

Multiple points of entry from the Lynx Lightrail, and major thruways: I-85, I-485, NC-49, & NC-29



UNC-CHARLOTTE

UNC Charlotte and its 30,000 students anchor University City, with roughly 68% staying in Charlotte after graduation



SURGING FOOT TRAFFIC

Total visits rose from 2.6 million in 2021 to 3.4 million in 2024 – a 42% increase in just three years.

UNIVERSITY CITY: POINTS OF INTEREST

Where are People Going?

The Boardwalk offers prime retail and office space in a high-traffic location surrounded by key University City attractions. With UNC Charlotte, Atrium Health Hospital, the CMS Library, and PNC Music Pavilion all nearby, the Boardwalk benefits from steady foot traffic from students, professionals, patients, and concertgoers—making it an ideal setting for businesses seeking visibility and accessibility.



Distance From Subject: 2.8mi

UNIVERSITY RESEARCH PARK

The University Research Park is a major economic and innovation hub in University City, home to leading employers and one of the largest research parks in North Carolina

Distance From Subject: 3.1mi

PNC MUSIC PAVILION



PNC Music Pavilion is an outdoor amphitheater with a seating capacity of 19,500. It has hosted a diverse array of concerts and festivals.

Distance From Subject: 0.6mi

UNC-CHARLOTTE & JERRY RICHARDSON STADIUM



UNC Charlotte is home to over 31,000 students and boasts Division I athletics, including the Jerry Richardson Stadium—a growing attraction.

Distance From Subject: 0.6mi

CHARLOTTE LIBRARY - UNIVERSITY CITY



The new library spans 38,000 square feet, making it the largest regional library in Mecklenburg County. This expansion allows for more collections and additional community spaces.

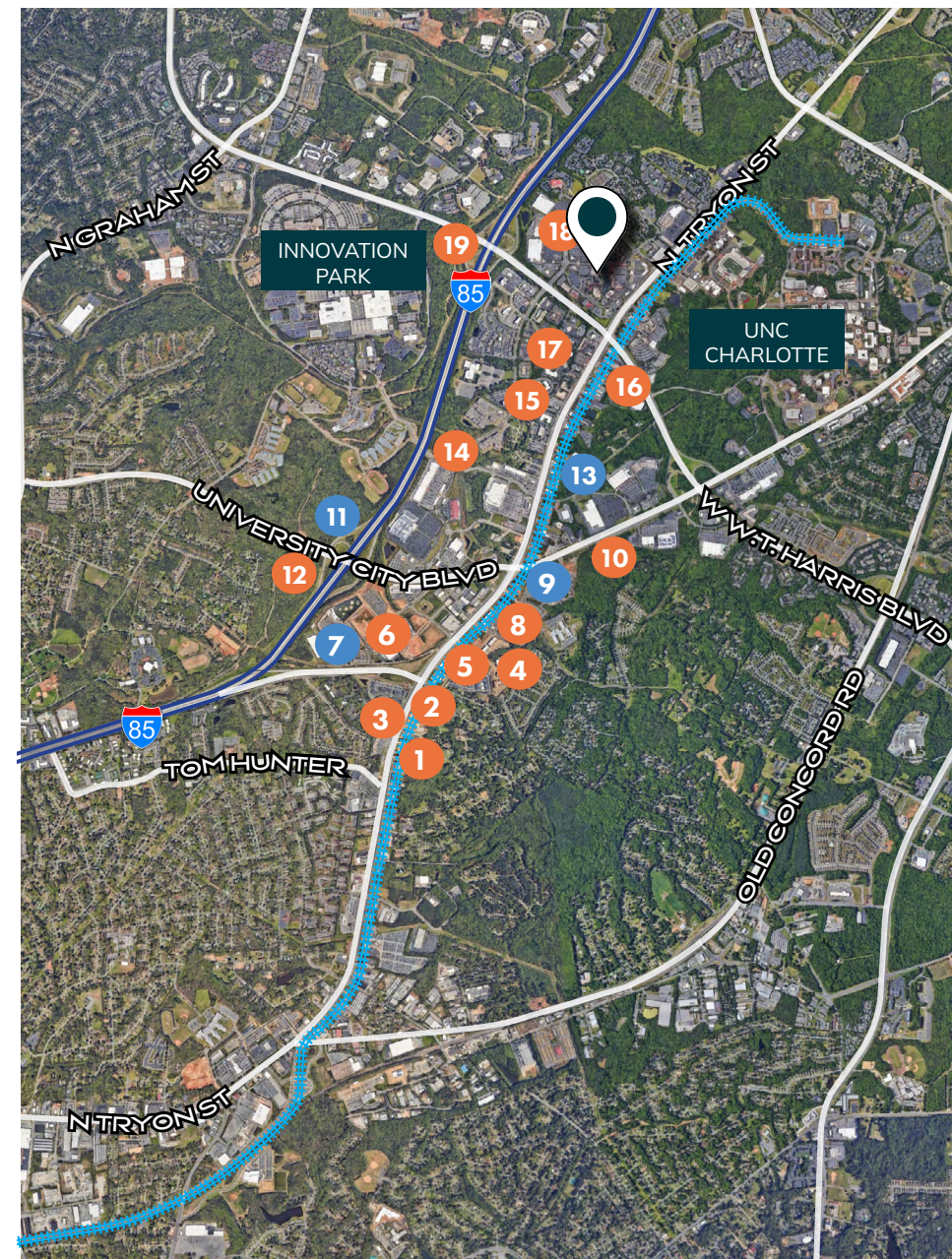
Distance From Subject: 0.4mi

ATRIUM HEALTH UNIVERSITY CITY



Atrium Health, University City Hospital is a 130-bed acute care facility, and the second busiest emergency departments in Mecklenburg County.

Multi-Family Development



● Under Construction/Proposed ● Completed

#	MULTI-FAMILY	UNITS	YEAR
1	The Oliver	222	2023
2	The Liviano	284	2022
3	Blu at Northline	377	2017
4	Century University City	352	2021
5	Metro University	309	2020
6	Lumeo Apartments	314	2021
7	University City Blvd Station	343	Proposed
8	8 Metro Station Apartments	338	2019
9	Junction 49	229	Under Construction
10	Wellen	325	2022
11	6540 University City Blvd	450	Proposed
12	Elan Research Park	348	2023
13	Union at Tryon	200	Under Construction
14	Cortland at Bel-gate	266	2017
15	Verde at Mc-Cullough Station	278	2020
16	Prose McCullough Station	279	2024
17	Mason	302	2024
18	Novel University Place	308	2023
19	The Kendry	300	2023

UNIVERSITY CITY: RETAIL MAP



TRAFFIC COUNTS	VPD
North Tryon St	30,500
JW Clay Blvd	17,331
W W.T. Harris	51,214

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