

BOARD WALK

at University City

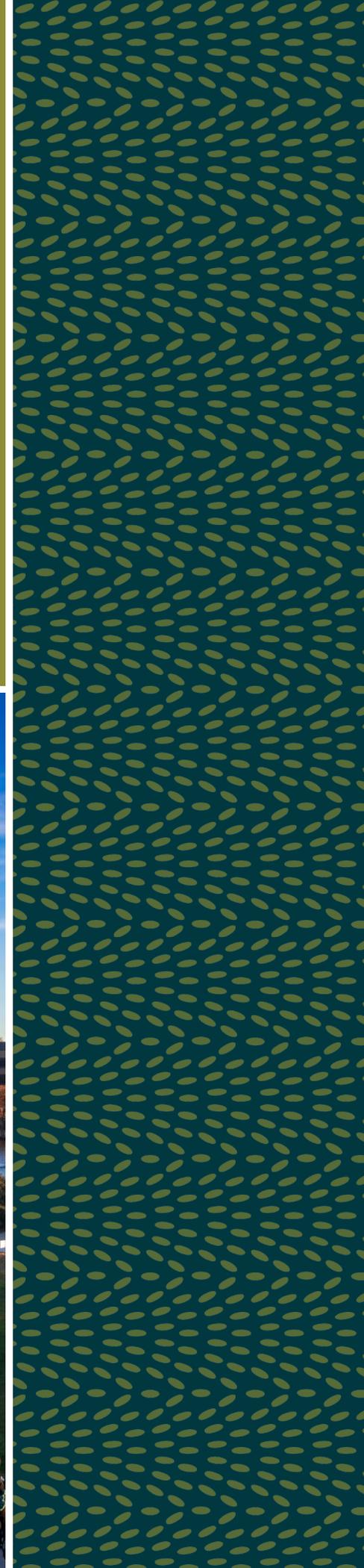
Retail & Office Available For Lease

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**



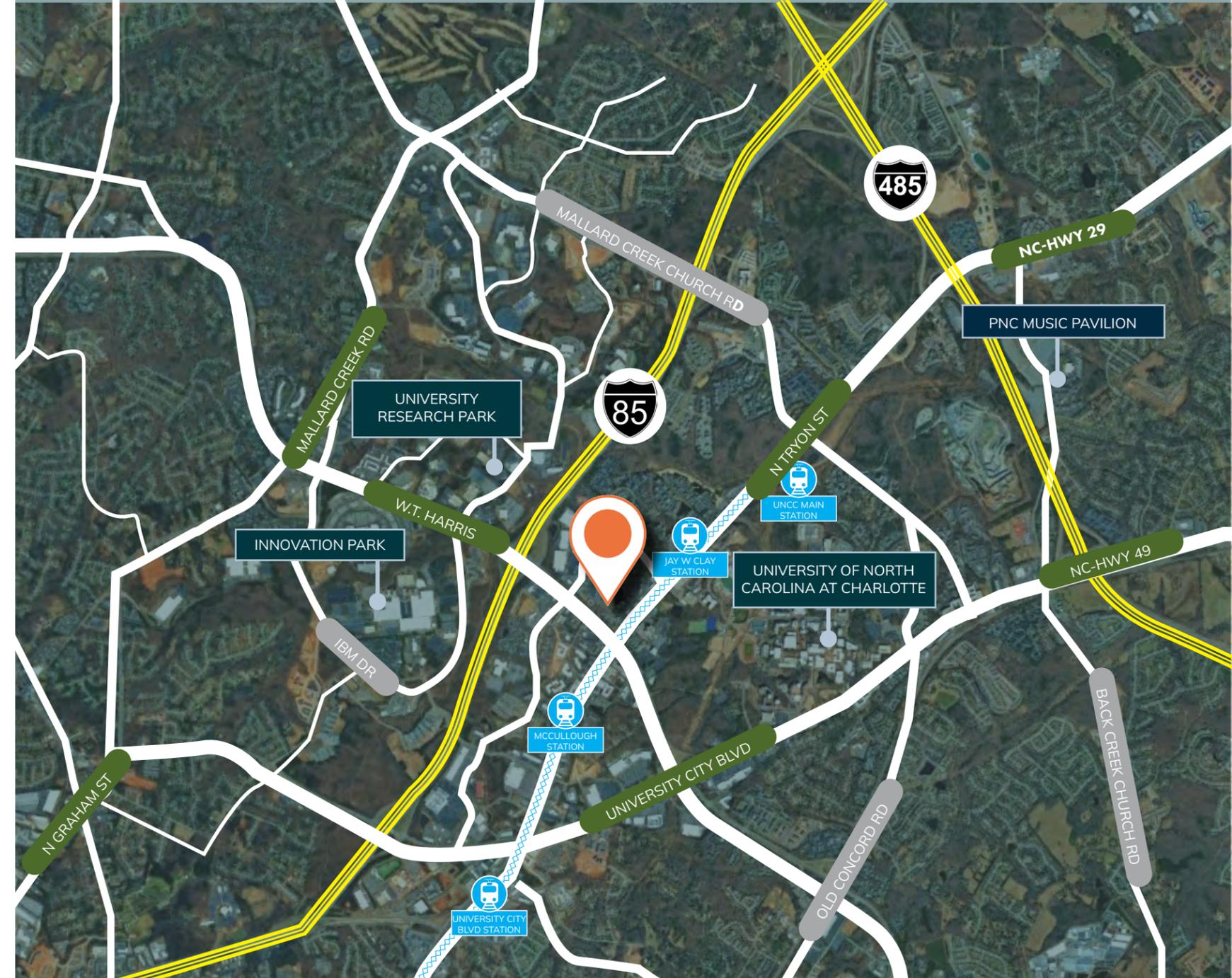
| # | STATUS | SF |
|----------|---|-------|
| 8925-1A | AVAILABLE | 2,936 |
| 8925-1B | Finjan Café | 2,494 |
| 8925-2 | Premier Grooming Lounge | 1,350 |
| 8925-3 | AVAILABLE | 1,860 |
| 8925-4 | Legacy Streetwear | 2,321 |
| 8925-5 | Gamestop | 1,392 |
| 8925-6 | Rio Body Wax | 1,392 |
| 8925-7 | S.E.R.V Salon | 2,898 |
| 8925-8 | University City Partners | 554 |
| 8927-355 | AVAILABLE | 1,341 |
| 8927-360 | AVAILABLE | 803 |
| 8927-365 | University City Partners | 1,966 |
| 8927-370 | University City Partners | 1,249 |
| 8927-380 | Byteminds It, Inc | 1,226 |
| 8927-390 | Red Hill Ventures | 764 |
| 8927-600 | AVAILABLE | 7,962 |
| 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 |
| 8929-300 | AVAILABLE | 4,158 |
| 8929-301 | AVAILABLE | 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 |
| 8929-500 | Limitless Tax | 728 |
| 8929-550 | AVAILABLE | 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 | Fruiticup Frozen Yogurt | 1,895 |
| 9009-3 | Ninety's Ice Cream | 1,349 |
| 9009-4 | AVAILABLE | 1,282 |
| 9009-5 | Bee InfraGlow | 1,728 |
| 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



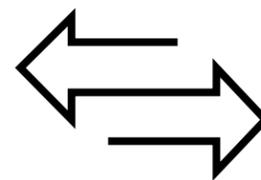
HOUSING DEVELOPMENTS

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.

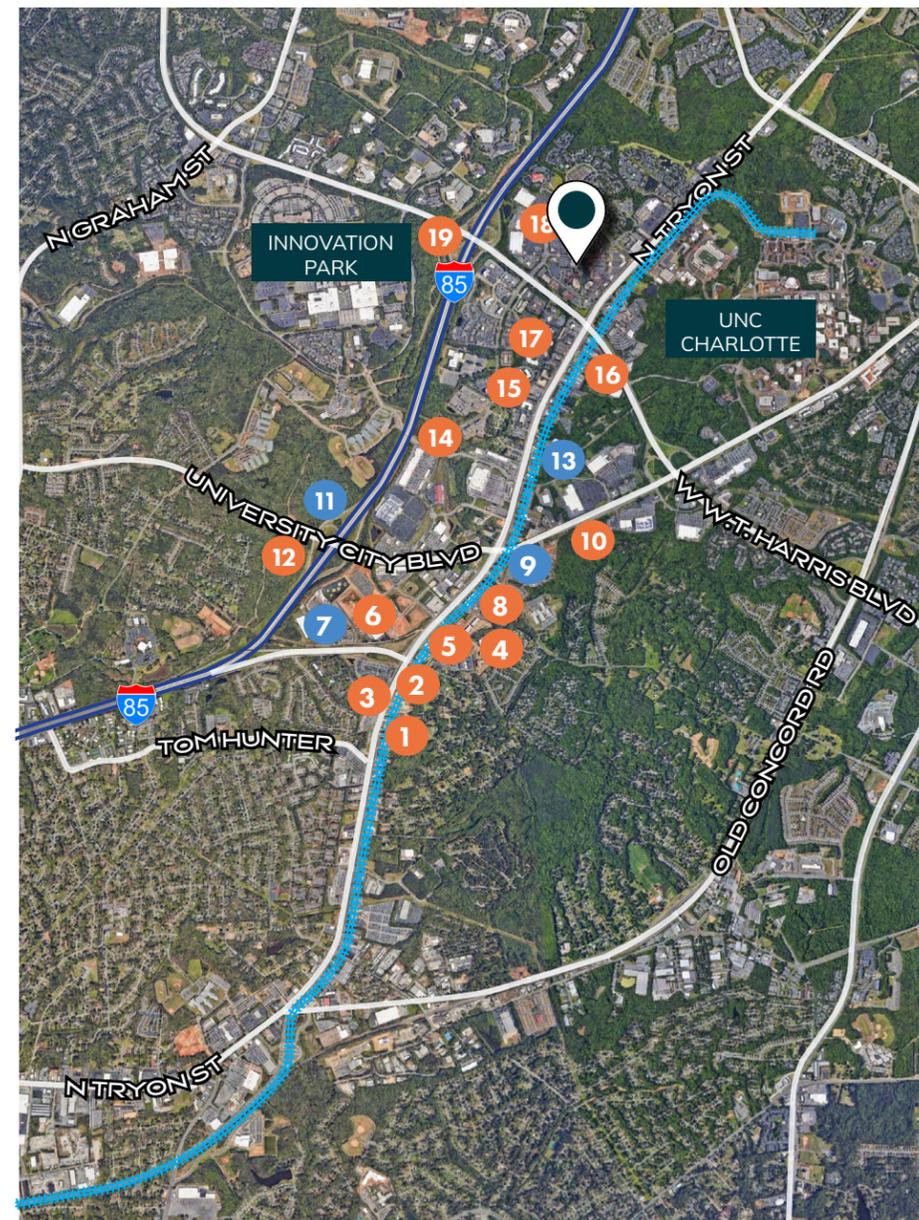
Distance From Subject: 0.4mi

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



| # | 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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