

# THE BOARDWALK

RETAIL & OFFICE AVAILABLE FOR LEASE

8927 J M Keynes Dr, Charlotte, NC 28262



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# PROPERTY OVERVIEW

## BUILDING DESCRIPTION

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



# PROPERTY OVERVIEW

## SITE PLAN



#	AVAILABILITY	SF
8925-1A	RETAIL SPACE	2,936
8927-600A	RETAIL/OFFICE SPACE	7,962 Demisable
8927-600B	RETAIL/OFFICE SPACE	
8927-600C	RETAIL SPACE	
8929-550	OFFICE SPACE	442
8929-300A	RETAIL/OFFICE SPACE	4,158 Demisable
8929-300B	RETAIL/OFFICE SPACE	
8927-390	3RD FLOOR OFFICE SPACE	764
8929-10	3RD FLOOR OFFICE SPACE	2,081
8929-20	3RD FLOOR OFFICE SPACE	2,081
9009-9A	2ND FLOOR RETAIL SPACE	1,763
9009-10	2ND FLOOR RETAIL SPACE	1,966
9009-12	2ND FLOOR RETAIL SPACE	1,489
9015-1	RETAIL SPACE	3,500

# PROPERTY RENOVATIONS

## CLEAN AND FRESH UPDATE

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



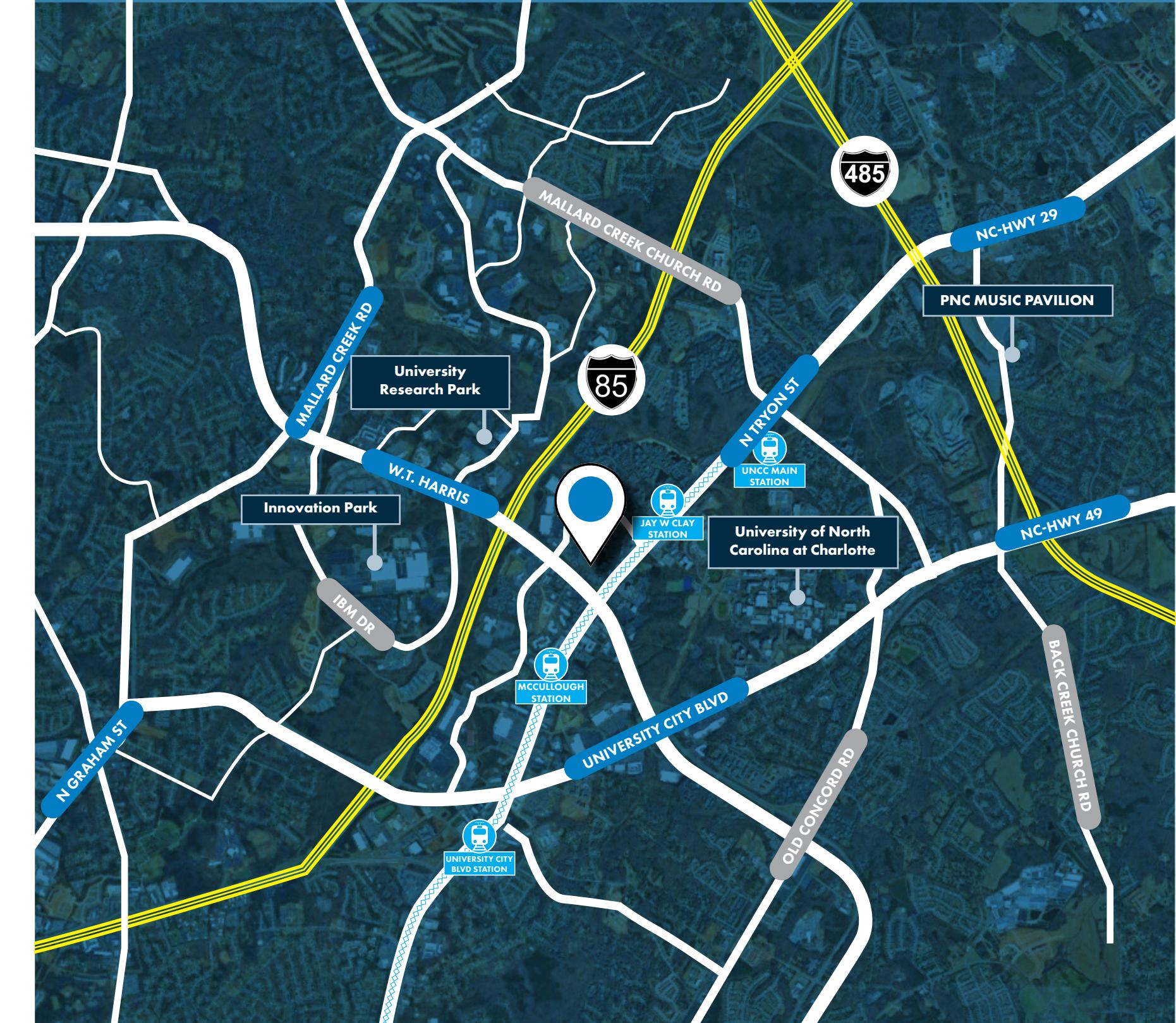
# THE NEIGHBORHOOD: UNIVERSITY CITY

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.

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



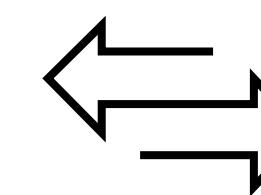
### HOUSING DEVELOPMENTS

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



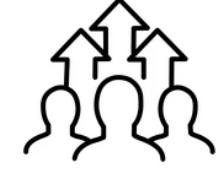
### EASY ACCESSIBILITY

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?

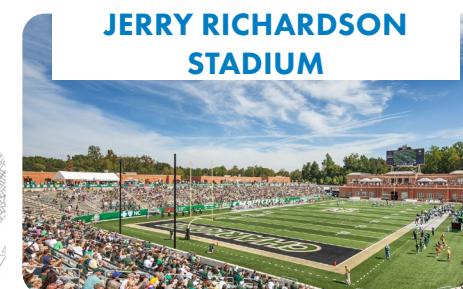
The Boardwalk offers prime retail and office space in a high-traffic location surrounded by key University City attractions. With UNC Charlotte, Atrium Health Hospital, the CMS Library, and PNC Music Pavilion all nearby, the Boardwalk benefits from steady foot traffic from students, professionals, patients,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



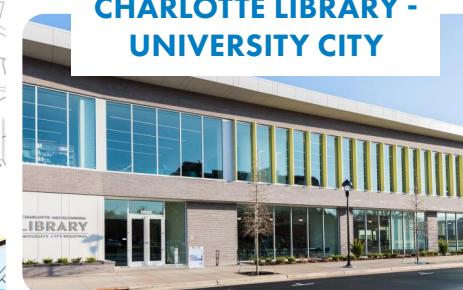
The University Research Park is a major economic and innovation hub in University City, home to leading employers and one of the largest research parks in North Carolina



Distance From Subject: 3.1mi  
**PNC MUSIC PAVILION**



Distance From Subject: 0.6mi  
**UNC-CHARLOTTE & JERRY RICHARDSON STADIUM**



Distance From Subject: 0.6mi -  
**CHARLOTTE LIBRARY - UNIVERSITY CITY**



Distance From Subject: 0.4mi  
**ATRIUM HEALTH UNIVERSITY CITY**

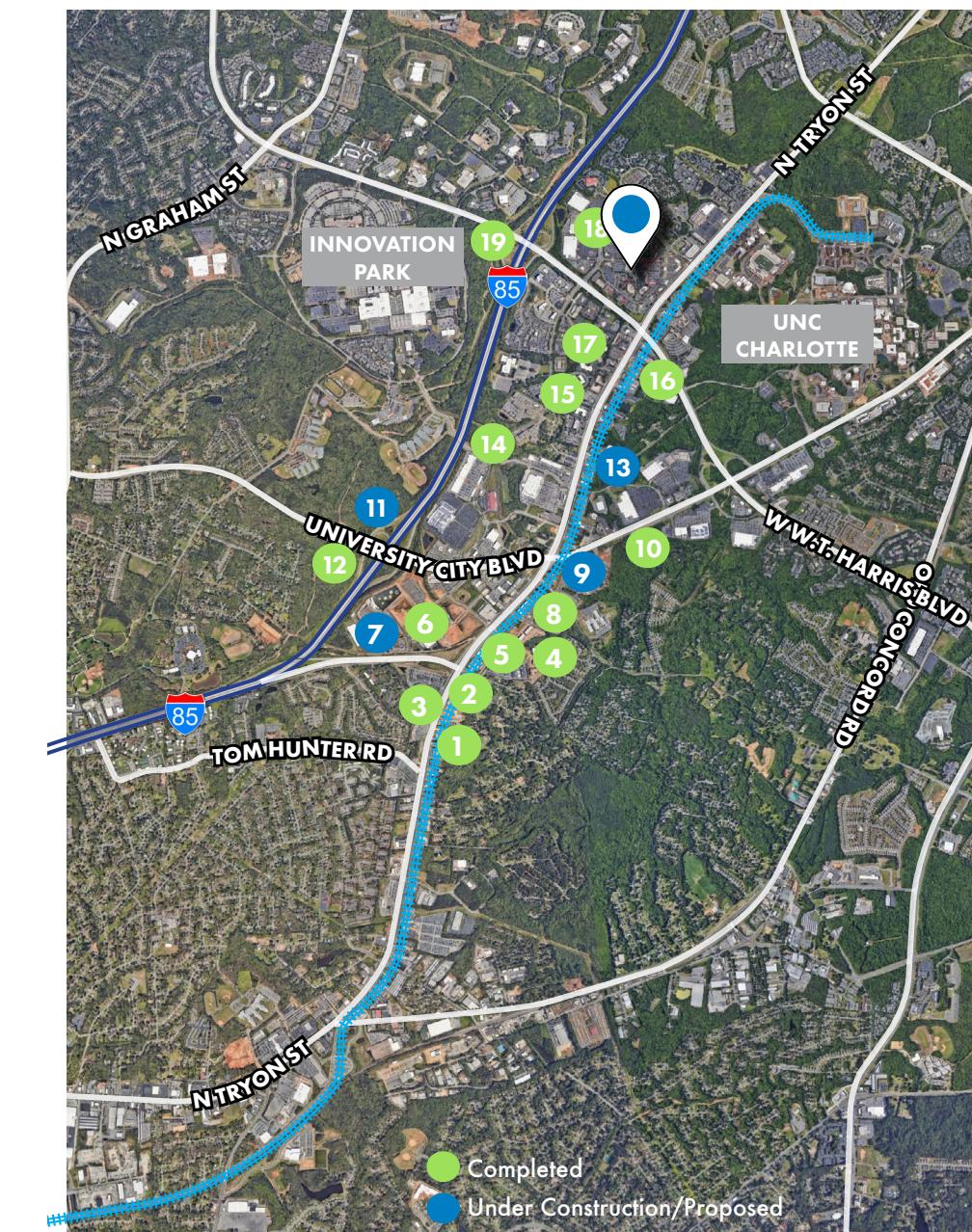
PNC Music Pavilion is a outdoor amphitheater with a seating capacity of 19,500. It has hosted a diverse array of concerts and festivals

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

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.

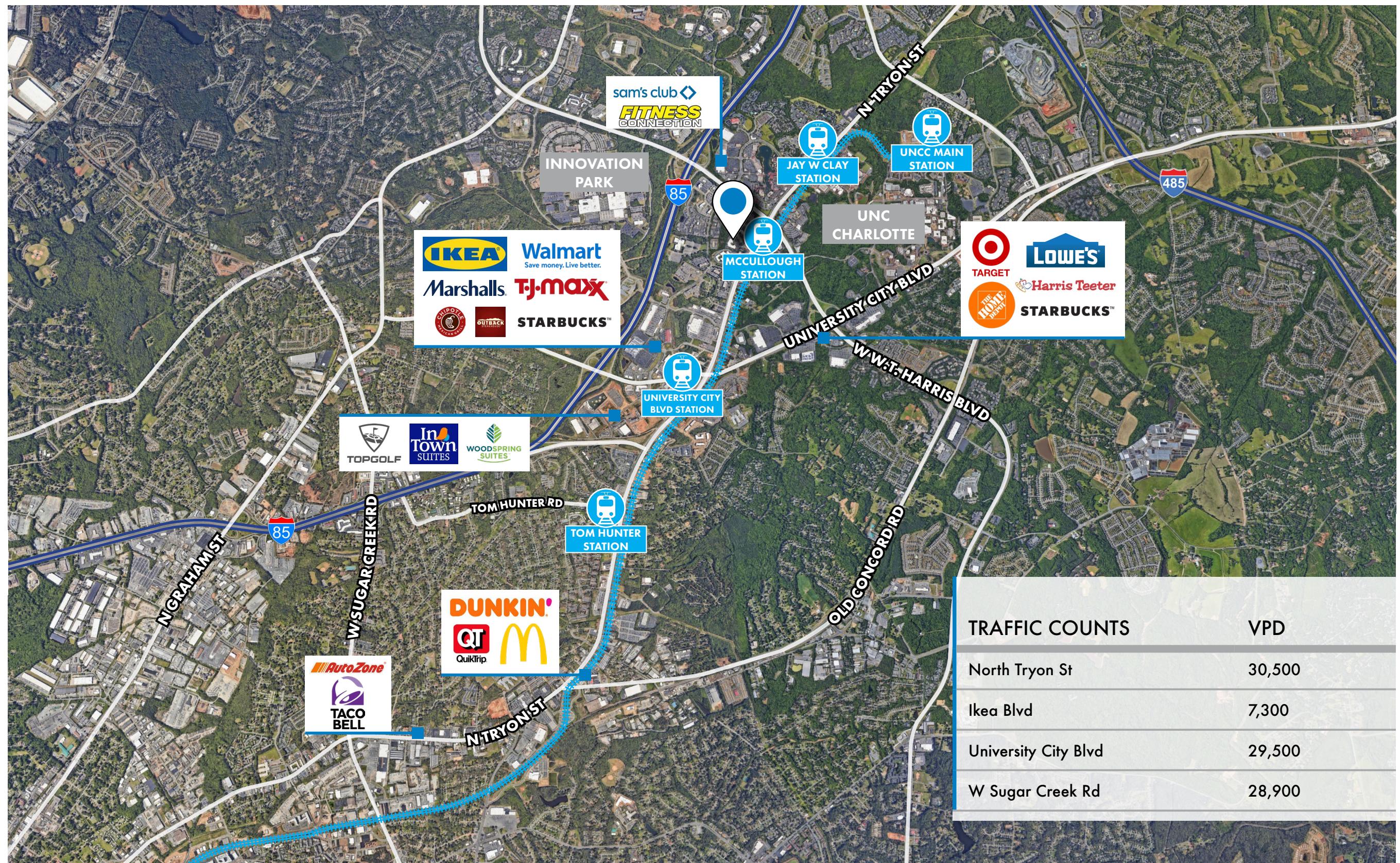
Atrium Health, University City Hospital is a 130-bed acute care facility, and the second busiest emergency departments in Mecklenburg County

## 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 Belgate	266	2017
15	Verde at McCullough 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



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