

stirling

FOR LEASE

River Chase

SHOPPING CENTER

SEC OF INTERSTATE 12 & LA HIGHWAY 12 | COVINGTON, LA

SUMMARY

AERIAL

PHASE I SITE PLAN

OVERALL SITE PLAN

PHOTOS

MIXED-USE

SIGNAGE

MAPS

DEMOS

AVAILABILITY

- 1,410 SF (Prior Nutrishop) ~20' x 70'
- 2,400 SF (Prior Dickey's BBQ) 24' x 100'
- 3,500 SF (Prior The Children's Place) 30' x 116.6'
- 3,600 SF (Prior Justice) 36' x 100'
- 4,500 SF (Existing D'Villa Nail Spa) 40.9' x 110'
- 8,000 SF (Prior Rustic House Furniture) 58' x 137.9'
Available 11/15/2026
- Future Construction - Up to 90,000 SF of Retail GLA
Retail, Restaurant, Office and Hotel Outparcels ranging from
1.08 Acres - 6.5+ Acres

PROPERTY OVERVIEW

- 253+ Acres / Approximately 996,000 SF GLA
- A master-planned, mixed-use development

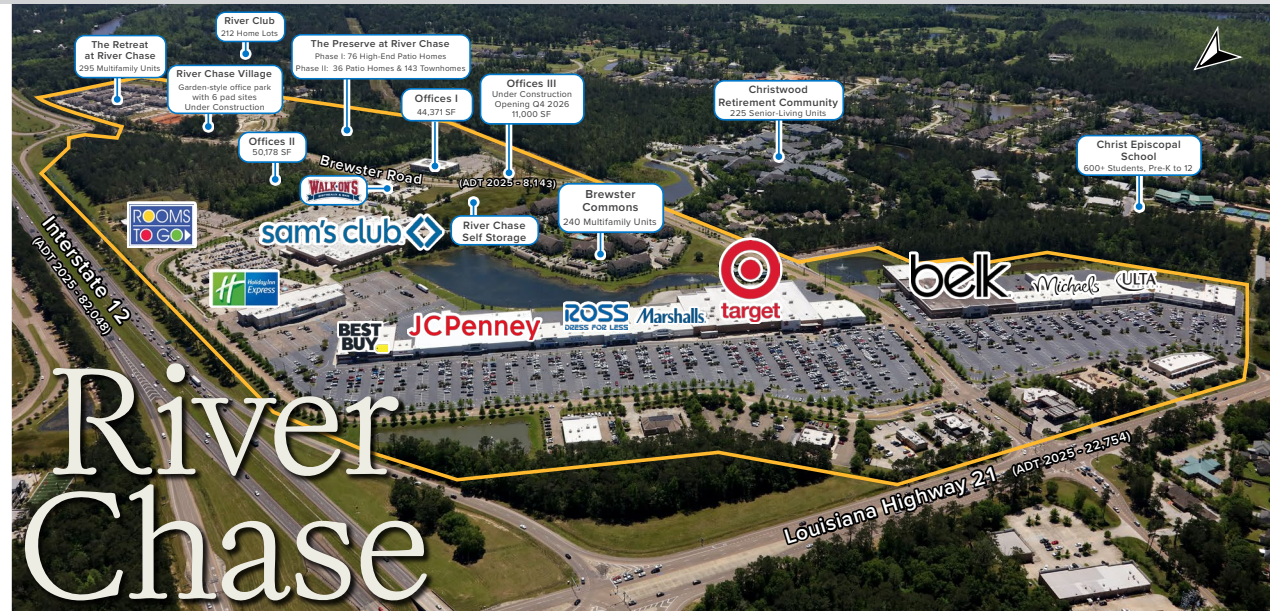
TENANTS

Sam's Club, Target, Belk, JCPenney, Rooms To Go, Holiday Inn Express, Best Buy, River Chase Self Storage, Ross Dress for Less, Marshalls, Michaels, Ochsner Health Center for Children, Chuck E. Cheese's, ULTA Beauty, Shoe Station, Five Below, Shades, Hallmark, St. Tammany Parish Sheriff's Office, Hibbett, Cato, Carter's, Men's Wearhouse, D'Villa Nail Spa, Bath & Body Works, 1.50 Golf, Kay Jewelers, Verizon, Sally Beauty, Jersey Mike's, QDOBA, River Chase Cleaners, Great Clips, and Playa Bowls.

Outparcel Tenants: Walk-On's Sports Bistreaux, Pedros Tacos & Tequila Bar, Regions Bank, Schumacher Homes, Texaco, Wendy's, Chick-fil-A, and Taco Bell.

MARKET AREA

Retailers looking to take advantage of the strong demographics on the Northshore will want to consider River Chase located at the intersection of Interstate 12 and Louisiana Highway 21. Anchored by Sam's Club, Target, Belk, JCPenney, Best Buy, and Rooms To Go, this retail center is the largest shopping destination in St. Tammany Parish and one of the largest open-air shopping centers in Louisiana.



HIGHLIGHTS

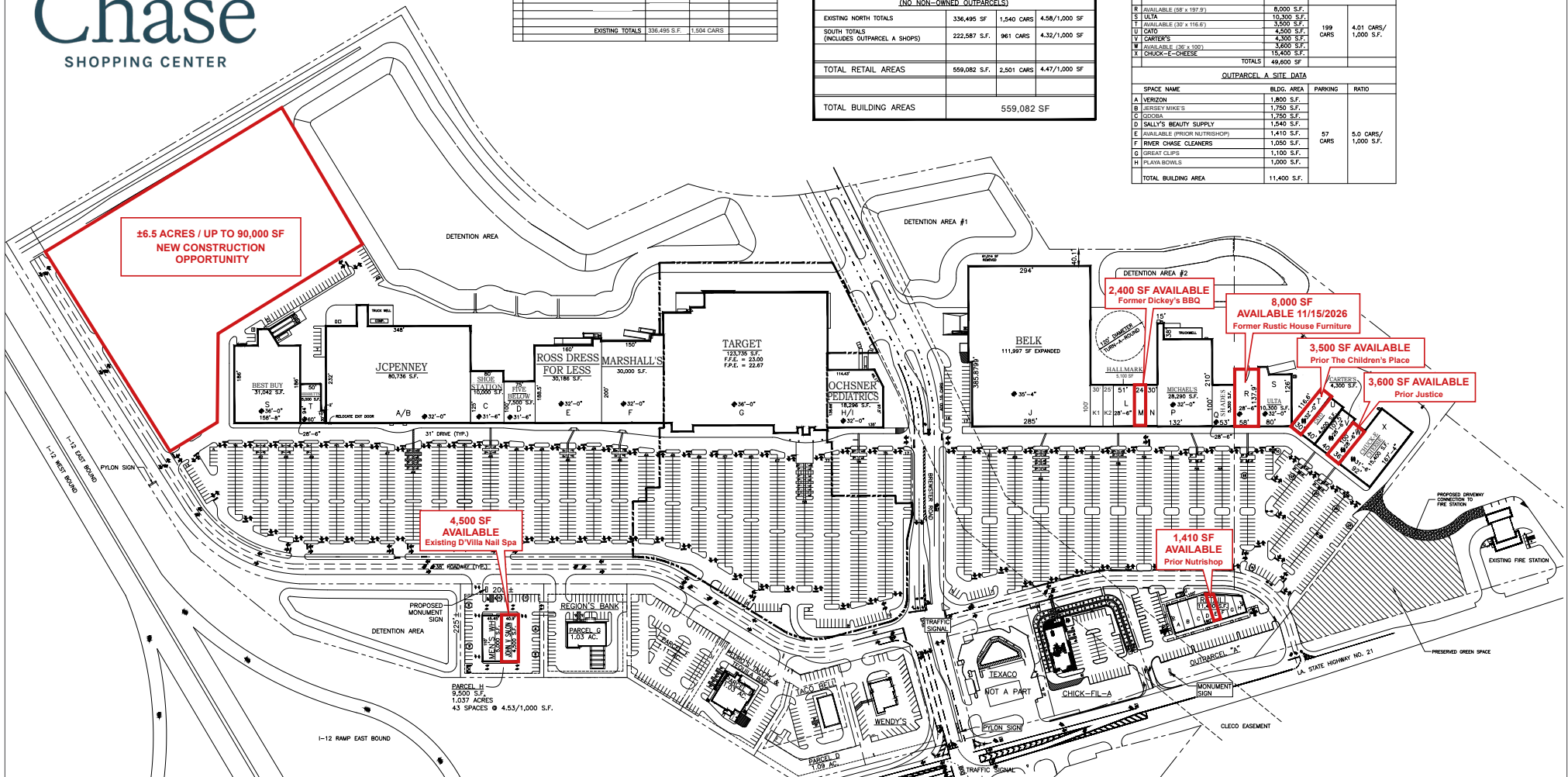
- 2nd Largest Open-Air Shopping Center in Louisiana by RSF
- 3rd Most Visited Open-Air Shopping Center in Louisiana with nearly 7.7 Million Visits in 2025 *Placer.ai*
- Nearly 4 dozen national and regional retailers and restaurants
- Interstate 12 is one of the nation's fastest growing corridors
- Access, Convenience, and Visibility - 2 Interchanges
- Louisiana Economic Development (LED) Certified site
- Zoning in place for Retail, Outparcels, Office and Multi-Family
- On-Site Residential - 112 patio homes, 143 Townhomes, and 536 multi-family units
- The Offices at River Chase
 - Buildings I & II: Combined 94,550 SF Class A Office
 - Building III: 11,000 SF *Under Construction - Opening Q4 2026*



Click image for larger view

River Chase

SHOPPING CENTER



SPACE NAME	BLDG. AREA	PARKING	RATIO
A JC PENNEY (232' X 348')	80,736 S.F.		
B SHOE STATION (80'x125')	10,000 S.F.		
C FIVE BELOW (75'x100')	7,500 S.F.		
F ROSS DRESS FOR LESS (180'x188.7')	30,186 S.F.		
G MARSHALL'S (150'x200')	30,000 S.F.		
H TARGET (+/- 9.55 ACRES)	123,735 S.F.		
I DOHSNER PEDIATRICS (151' X 120')	18,296 S.F.	1,504 CARS	4.47 CARS/1,000 S.F.
S BEST BUY	31,242 S.F.		
T HIBBETTS	5,000 S.F.		
RETAIL TOTALS	336,495 S.F.		
EXISTING TOTALS	336,495 S.F.	1,504 CARS	

RETAIL BUILDING	11,400 S.F.
CHICK-FIL-A	4,686 S.F.
TACO BELL	2,756 S.F.
PEDRO'S TACOS AND TEQUILA BAR	5,619 S.F.
REGIONS	5,320 S.F.
MEN'S WEARHOUSE	5,000 S.F.
AVAILABLE EXISTING D'VILLA NAIL SPA 40.9' X 110'	4,500 S.F.
TOTAL BUILDING AREA	39,261 S.F.

PROJECT TOTALS (NO. NON-OWNED OUTPARCELS)			
EXISTING NORTH TOTALS	336,495 S.F.	1,540 CARS	4.58/1,000 SF
SOUTH TOTALS (INCLUDES OUTPARCEL A SHOPS)	222,587 S.F.	961 CARS	4.32/1,000 SF
TOTAL RETAIL AREAS	559,082 S.F.	2,501 CARS	4.47/1,000 SF
TOTAL BUILDING AREAS	559,082 SF		

SPACE NAME	BLDG. AREA	PARKING	RATIO
J BELK (285'x385.879P)	111,997 S.F.		
K1 BATH & BODY (30'x100')	3,000 S.F.		
K2 KAY JEWELERS (25'x100')	2,500 S.F.		
L HALLMARK (60' X 100')	6,000 S.F.	705 CARS	4.51 CARS/1,000 S.F.
M DICKEY'S BBQ (24'x100')	2,400 S.F.		
N 150 GOLF (30'x100')	3,000 S.F.		
P MICHELLE'S (210' X 132')	28,280 S.F.		
Q SHADES (53' X 100')	5,300 S.F.		
OUTPARCEL A SHOPS	11,400 S.F.		
EXISTING TOTALS	172,987 SF		
R AVAILABLE (58' X 197.9')	8,000 S.F.		
S ULTA	10,500 S.F.		
T AVAILABLE (30' X 116.6')	3,500 S.F.	199 CARS	4.01 CARS/1,000 S.F.
U CATO	4,500 S.F.		
V CARTER'S	4,300 S.F.		
W AVAILABLE (35' X 100')	3,500 S.F.		
X CHUCK-E-CHEESE	15,400 S.F.		
TOTALS	49,600 SF		

OUTPARCEL A SITE DATA			
SPACE NAME	BLDG. AREA	PARKING	RATIO
A VERIZON	1,800 S.F.		
B JERSEY MIKE'S	1,750 S.F.		
C COSBAR	1,750 S.F.		
D DALLY'S BEAUTY SUPPLY	1,540 S.F.		
E AVAILABLE (PRIOR NUTRISHOP)	1,410 S.F.	57 CARS	5.0 CARS/1,000 S.F.
F RIVER CHASE CLEANERS	1,050 S.F.		
G GREAT CLIPS	1,100 S.F.		
H PLAYA BOWLS	1,000 S.F.		
TOTAL BUILDING AREA	11,400 S.F.		

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SHOPPING CENTER

SEC of Interstate 12 and LA Highway 21, Covington, LA

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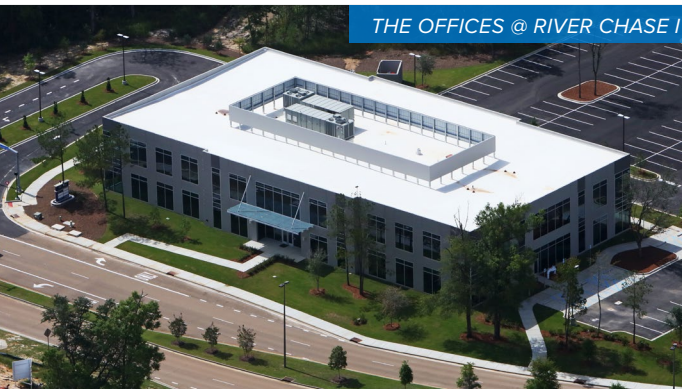
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Member of
RETAIL BROKERS NETWORK

RESIDENTIAL

- **The Preserve at River Chase**
76 high-end patio homes
- **River Chase Townhomes**
Planned 143 townhomes & 36 home lots
- **Retreat at River Chase**
296-unit townhome-style luxury complex
- **Brewster Commons at River Chase**
a 240-unit multi-family development

THE PRESERVE AT RIVER CHASE



BREWSTER COMMONS



SERVICE

- River Chase Self Storage
- St. Tammany Parish Sheriff's Office Substation



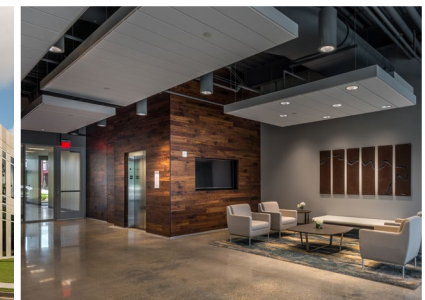
THE OFFICES @ RIVER CHASE

- **Offices I** 44,371 SF Class A office building.
- **Offices II** 50,178 SF Class A office building.
- **Offices III** 17,190 SF office building. *Under Construction. Opening Q4 2026.*
- **River Chase Village** Garden-style office park with 6 pad sites. *Under Construction*
- 43-acre office campus capable of accommodating Class A multi- or single-tenant office buildings with up to 600,000 rentable SF.
- Entire project is LEED Certifiable and Louisiana Economic Development Certified. High speed fiber optics, back-up power, and abundant garage and surface parking.

OFFICES @ RIVER CHASE II



OFFICES @ RIVER CHASE I



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Images on this Page Altered to Show Updated Signage



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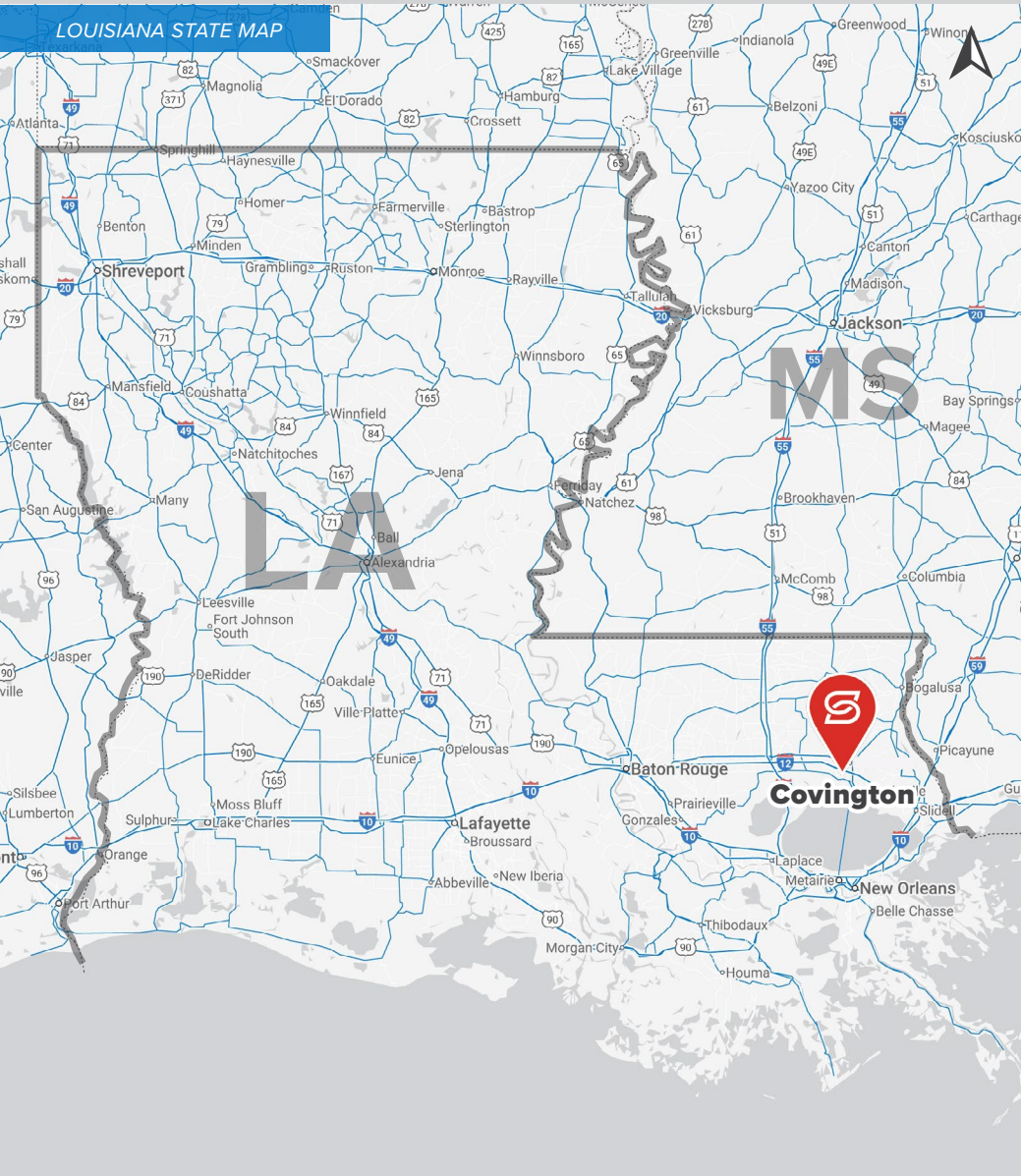
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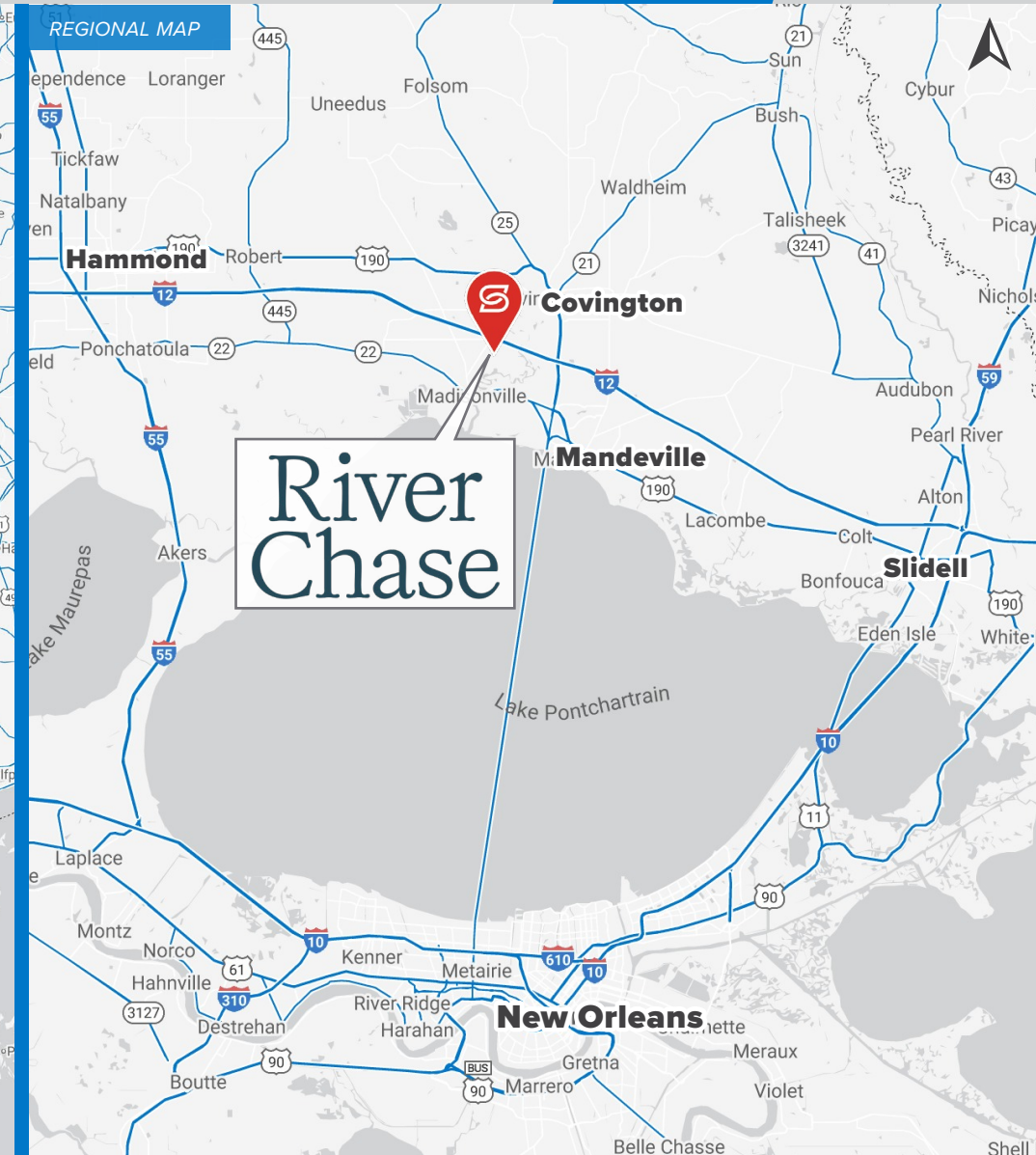
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LOUISIANA STATE MAP



REGIONAL MAP



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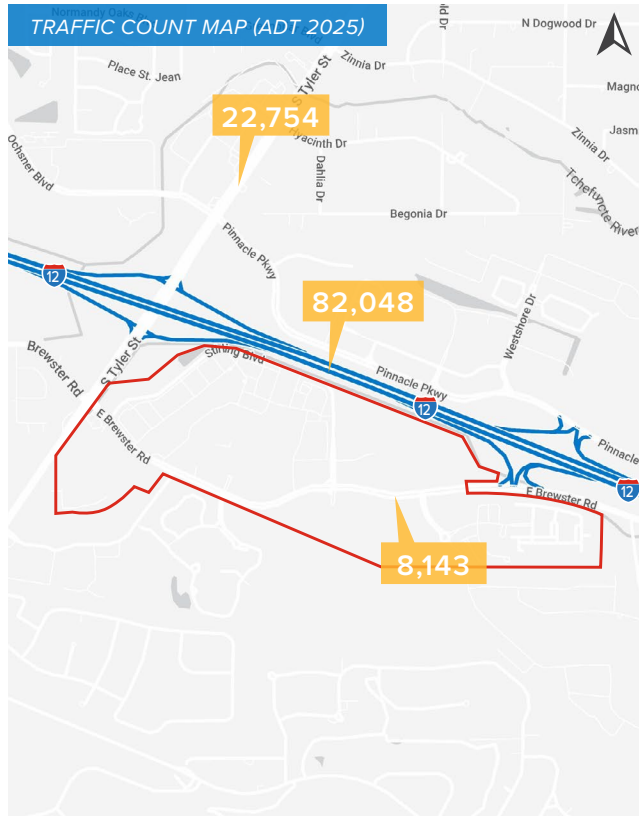
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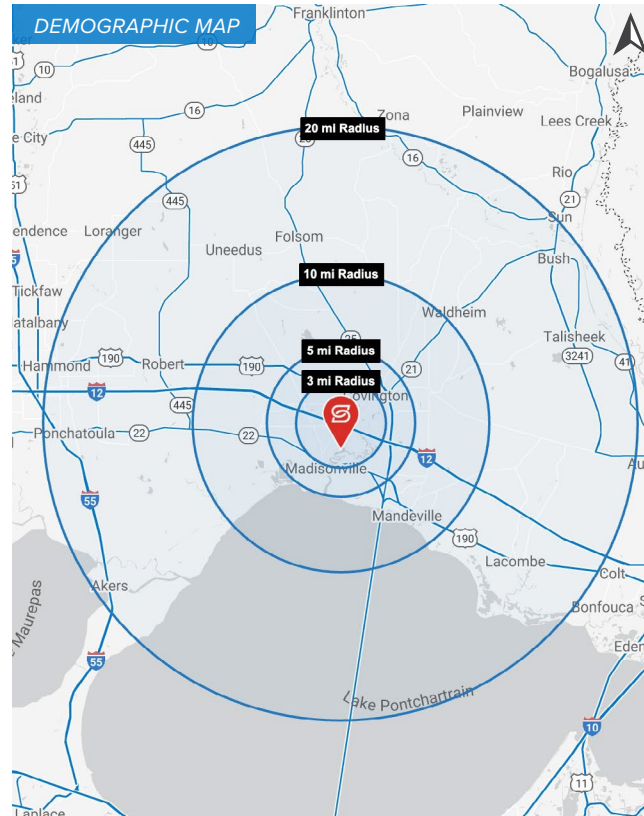
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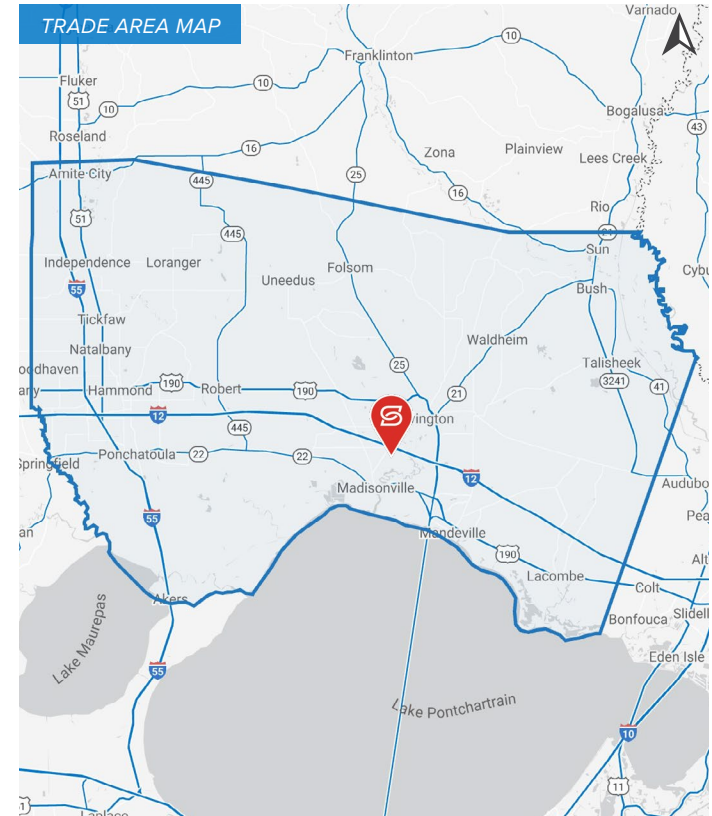
TRAFFIC COUNT MAP (ADT 2025)



DEMOGRAPHIC MAP



TRADE AREA MAP



2026 DEMOGRAPHICS



POPULATION

3 MI

28,639

5 MI

76,130

10 M

144,286

20 MI

237,4097

TRADE
AREA

294,344



AVG. HH INCOME

3 MI

\$153,546

5 MI

\$139,706

10 M

\$136,771

20 MI

\$120,687

TRADE
AREA

\$112,703