NORTH SIDE SITE DATA

	SPACE NAME	BLDG. AREA	PARKING	RATIO
A B	JC PENNEY (232' X 348')	80,736 S.F.		
C	SHOE STATION (80'x125')	10,000 S.F.		
D	FIVE BELOW (75'x100')	7,500 S.F.		
E	ROSS DRESS FOR LESS (160'x188.7')	30,186 S.F.		
F	MARSHALL'S (150'x200')	30,000 S.F.		
G	TARGET (+/– 9.55 ACRES)	123,735 S.F.		
H I	OCHSNER PEDIATRICS (151' X 120')	18,296 S.F.	1,504 CARS	4.47 CARS/ 1,000 S.F.
S	BEST BUY	31,042 S.F.		
T	HIBBETTS	5,000 S.F.		
	RETAIL TOTALS	336,495 SF		
	EXISTING TOTALS	336,495 S.F.	1,504 CARS	

OUTPARCELS

RETAIL BUILDING	11,400 S.F.
CHICK FIL A	4,686 S.F.
TACO BELL	2,736 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 SF	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		

SOUTH SIDE SITE DATA

	SPACE NAME	BLDG. AREA	PARKING	RATIO
J	BELK (285'x385.8799')	111,997 S.F.		
K1	BATH & BODY (30'x100')	3,000 S.F.		
K2	KAY JEWELERS (25'x100')	2,500 S.F.		
L	HALLMARK (51' x 100')	5,100 S.F.	705 CARS	4.51 CARS/ 1,000 S.F.
M	DICKEY'S BBQ (24'x100')	2,400 S.F.		
N	1.50 GOLF (30'x100')	3,000 S.F.		
P	MICHAEL'S (210' X 132')	28,290 S.F.		
Q	SHADES (53' x 100')	5,300 S.F.		
	OUTPARCEL 'A' SHOPS	11,400 S.F.		
	EXISTING TOTALS	172,987 SF		
R	IN LEASE (58' x 197.9')	8,000 S.F.		
S	ULTA	10,300 S.F.		
T	IN LEASE (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 (36' x 100')	3,600 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	QDOBA	1,750 S.F.		
D	SALLY'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.		

±6.5 ACRES / UP TO 90,000 SF
NEW CONSTRUCTION OPPORTUNITY

4,500 SF AVAILABLE
Existing D'Villa Nail Spa

2,400 SF AVAILABLE
Prior Dickey's BBQ

3,600 SF AVAILABLE
Prior Justice

1,410 SF AVAILABLE
Prior Nutrishop

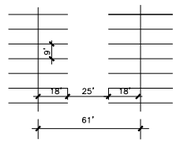
DETENTION AREA
DETENTION AREA #1
DETENTION AREA #2
BEST BUY 31,042 S.F.
JCPENNEY 80,736 S.F.
SHOE STATION 10,000 S.F.
FIVE BELOW 7,500 S.F.
ROSS DRESS FOR LESS 30,186 S.F.
MARSHALL'S 30,000 S.F.
TARGET 123,735 S.F. F.F.E. = 23.00 F.P.E. = 22.67
OCHSNER PEDIATRICS 18,296 S.F.
BELK 111,997 SF EXPANDED
HALLMARK 5,100 SF
MICHAEL'S 28,290 S.F.
SHADES 5,300 S.F.
IN LEASE 8,000 SF
ULTA 10,300 S.F.
IN LEASE 3,500 SF
CARTER'S 4,300 S.F.
CHUCK–E–CHEESE 15,400 S.F.
TRUCK WELL
RELOCATE EXIT DOOR
31' DRIVE (TYP.)
38' ROADWAY (TYP.)
PROPOSED MONUMENT SIGN
PYLON SIGN
REGION'S BANK
PARCEL G 1.03 AC.
PARCEL H 9,500 S.F, 1,037 ACRES 43 SPACES @ 4.53/1,000 S.F.
PARCEL I 1.03 AC.
PARCEL D 1.09 AC.
TACO BELL
WENDY'S
TEXACO
NOT A PART
CHICK–FIL–A
OUTPARCEL "A"
MONUMENT SIGN
TRAFFIC SIGNAL
BREWSTER ROAD
PROPOSED DRIVEWAY CONNECTION TO FIRE STATION
EXISTING FIRE STATION
PRESERVED GREEN SPACE
CLECO EASEMENT
I–12 WEST BOUND
I–12 EAST BOUND
I–12 RAMP EAST BOUND
I–12 EAST BOUND EXIT RAMP
LA. STATE HIGHWAY NO. 21

SITE PLAN
1" = 100'

0' 50' 100' 200' 300'
GRAPHIC SCALE

WEST COVINGTON
RIVER CHASE
SEC HWY 21 (S. TYLER ST) & I–12
COVINGTON, LA
MARCH 2011

LOUISIANA ECONOMIC DEVELOPMENT CERTIFIED SITE



TYPICAL PARKING LAYOUT
NOT TO SCALE

REVISED

ZITO·RUSSELL ARCHITECTS, P.C.
820 S. UNIVERSITY BLVD. SUITE 20
MOBILE, AL. 36609
PHONE (251) 343–8161
FAX (251) 343–8505

stirling

RIVER CHASE
HIGHWAY 21 AT I-12
COVINGTON, LOUISIANA

DRAWN	TVC
CHECKED	
DATE	05.24.23
SCALE	AS SHOWN
PROJECT NO.	3364
FILE	3364 MSP 150-H-4
SHEET	MSP 150