

NORTH SIDE SITE DATA			
SPACE NAME	BLDG. AREA	PARKING	RATIO
A JCPENNEY (232' X 348')	80,736 S.F.		
B SHOE CARNIVAL (80'x125')	10,000 S.F.		
C FIVE BELOW (75'x100')	7,500 S.F.		
D ROSS DRESS FOR LESS (160'x188.7')	30,186 S.F.		
E MARSHALL'S (150'x200')	30,000 S.F.		
G TARGET (+/- 9.55 ACRES)	123,735 S.F.		
H 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	

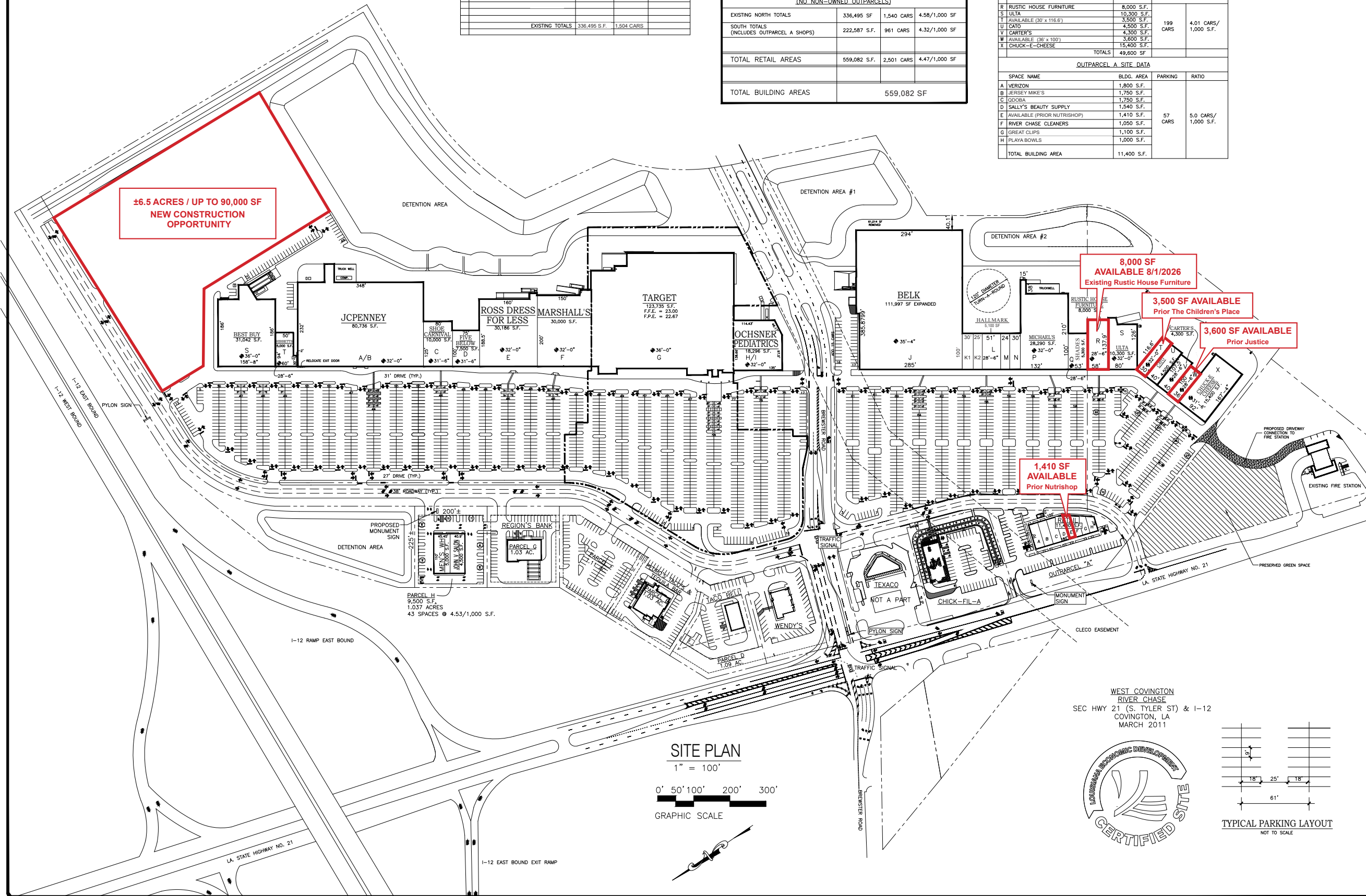
OUTPARCELS	
RETAIL BUILDING	11,400 S.F.
CHICK FIL A	4,686 S.F.
TACO BELL	2,736 S.F.
PEDRO'S TACOS AND TEQUILA BAR	5,619 S.F.
REGIONS	5,320 S.F.
MEN'S WEARHOUSE	5,000 S.F.
BELLAGIO SPA	4,500 S.F.
TOTAL BUILDING AREA	39,261 S.F.

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	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		

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		

OUTPARCEL A SITE DATA			
SPACE NAME	BLDG. AREA	PARKING	RATIO
R RUSTIC HOUSE FURNITURE	8,000 S.F.		
S ULTA	10,300 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 (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 IODOBA	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

8,000 SF AVAILABLE 8/1/2026
Existing Rustic House Furniture

3,500 SF AVAILABLE
Prior The Children's Place

3,600 SF AVAILABLE
Prior Justice

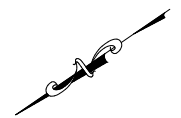
1,410 SF AVAILABLE
Prior Nutrishop

SITE PLAN

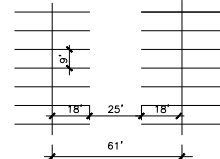
1" = 100'

0' 50' 100' 200' 300'

GRAPHIC SCALE



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



TYPICAL PARKING LAYOUT
NOT TO SCALE

REVISED



RIVER CHASE
HIGHWAY 21 AT I-12
COVINGTON, LOUISIANA

DRAWN
TVC
CHECKED
DATE
05.24.23
SCALE
AS SHOWN
PROJECT NO.
3384
FILE
3384 MSP 150-H-4
SHEET

MSP 150