

stirling

FOR LEASE



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

## FOR LEASE

### AVAILABILITY

- 1,410 SF (Prior Nutrishop) ~20' x 70'
- 3,500 SF (Prior The Children's Place) 30' x 116.6'
- 3,600 SF (Prior Justice) 36' x 100'
- 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 Carnival, Rustic House Furniture, Five Below, Shades, Hallmark, St. Tammany Parish Sheriff's Office, Hibbett, Men's Wearhouse, John V Salon & Spa, Cato, Carter's, Bath & Body Works, 1.50 Golf, Kay Jewelers, Verizon, Sally Beauty, Jersey Mike's, Dickey's Barbecue Pit, QDOBA (Opening Q2 2026), River Chase Cleaners, Great Clips, and Playa Bowls. Outparcel Tenants: Walk-On's Sports Bistreaux, Pedros Tacos & Tequila Bar, Regions Bank, Schumacher Homes (Opening Q2 2026), 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.

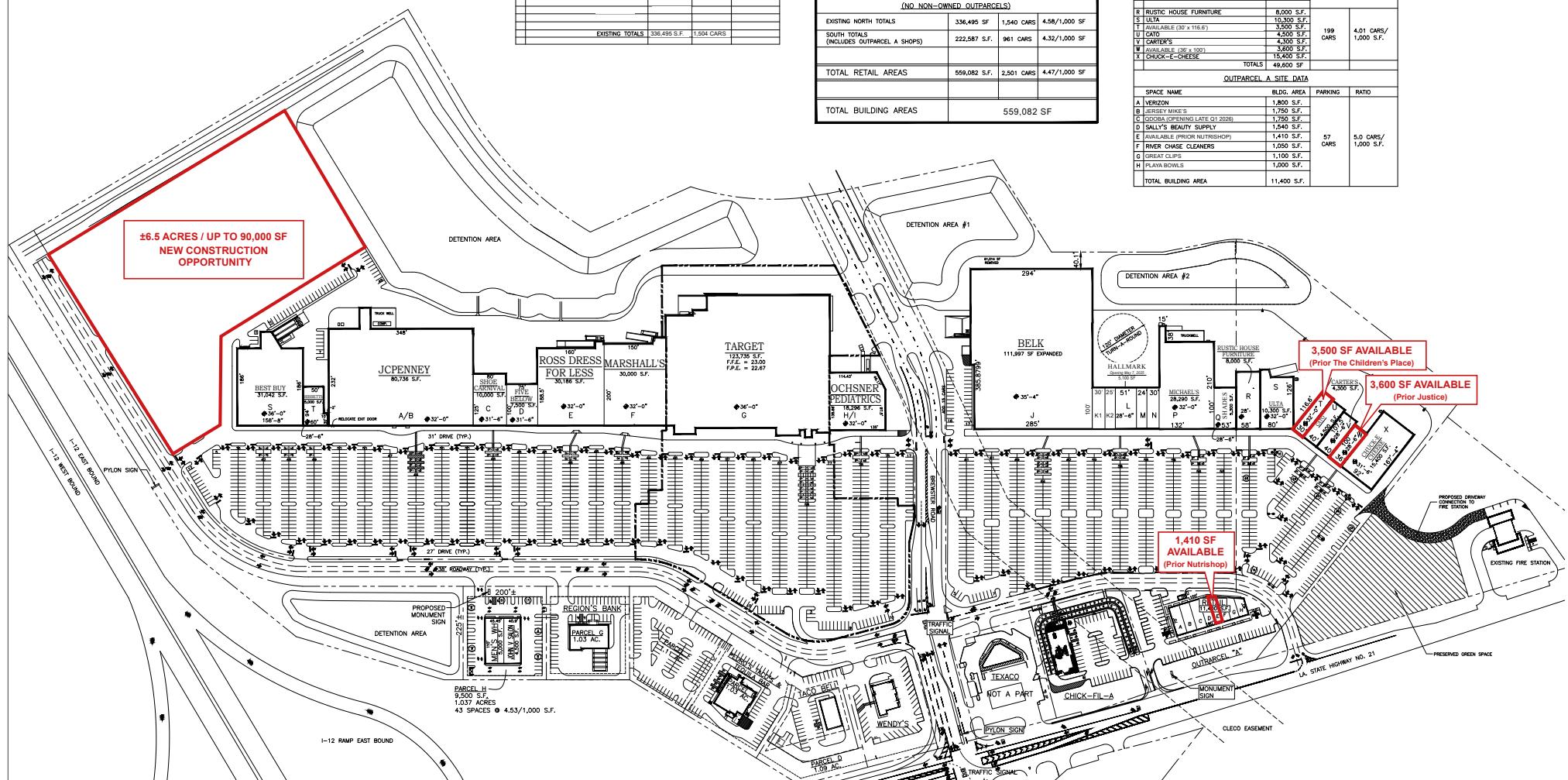


### HIGHLIGHTS

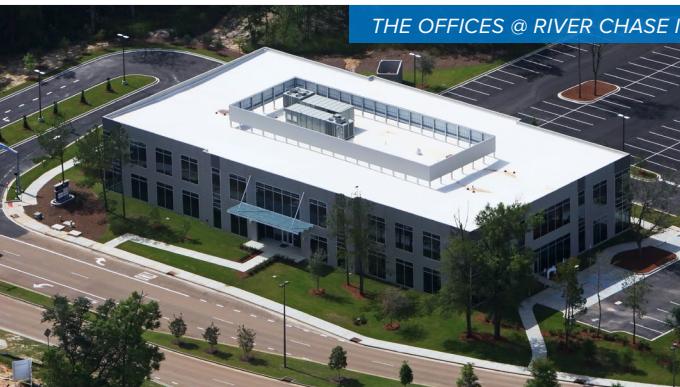
- 3rd Most Visited Open-Air Shopping Center in Louisiana with nearly 7.7 Million Visits in 2025 *Placer.ai*
- Nearly 4 dozen national and regional retailers and restaurants
- Interstate 12 is one of the nation's fastest growing corridors
- Access, Convenience, and Visibility - 2 Interchanges
- Louisiana 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
  - Phase I: 44,371 SF Class A Office Building
  - Phase II: 50,178 SF Class A Office Building
  - Phase III: 11,000 SF Building Under Construction - Opening Q2 2026



Click image for larger view







## 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



## SERVICE

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



## THE OFFICES @ RIVER CHASE

- **Phase I** 44,371 SF Class A office building. Completed in 2017.
- **Phase II** 50,178 SF Class A office building. Completed 2024.
- **Phase III** +/-11,000 SF office building under construction  
 Opening Q2 2026
- 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





Images on this Page Altered to Show Updated Signage





## SUMMARY

## AERIAL

## PHASE I SITE PLAN

## OVERALL SITE PLAN

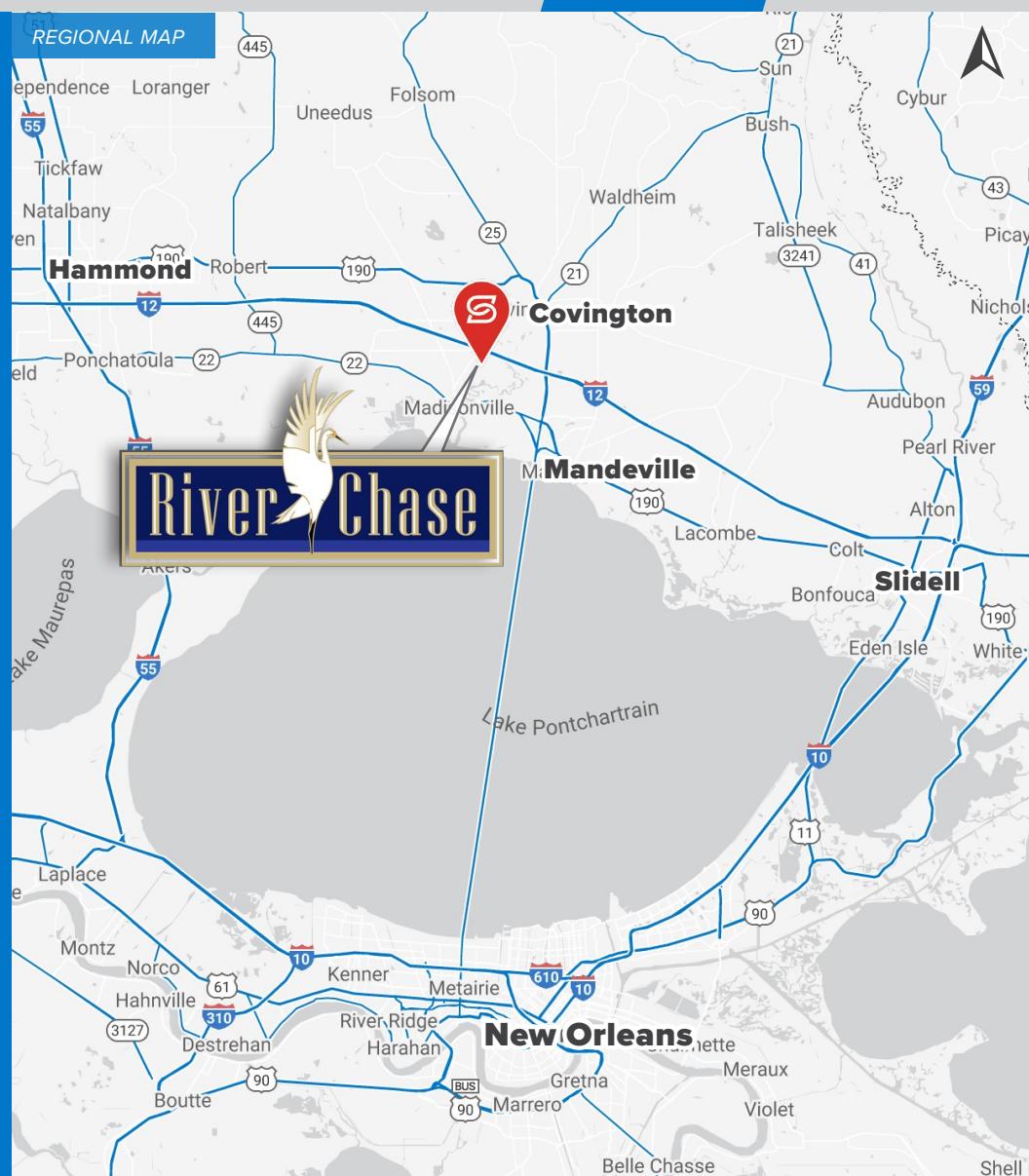
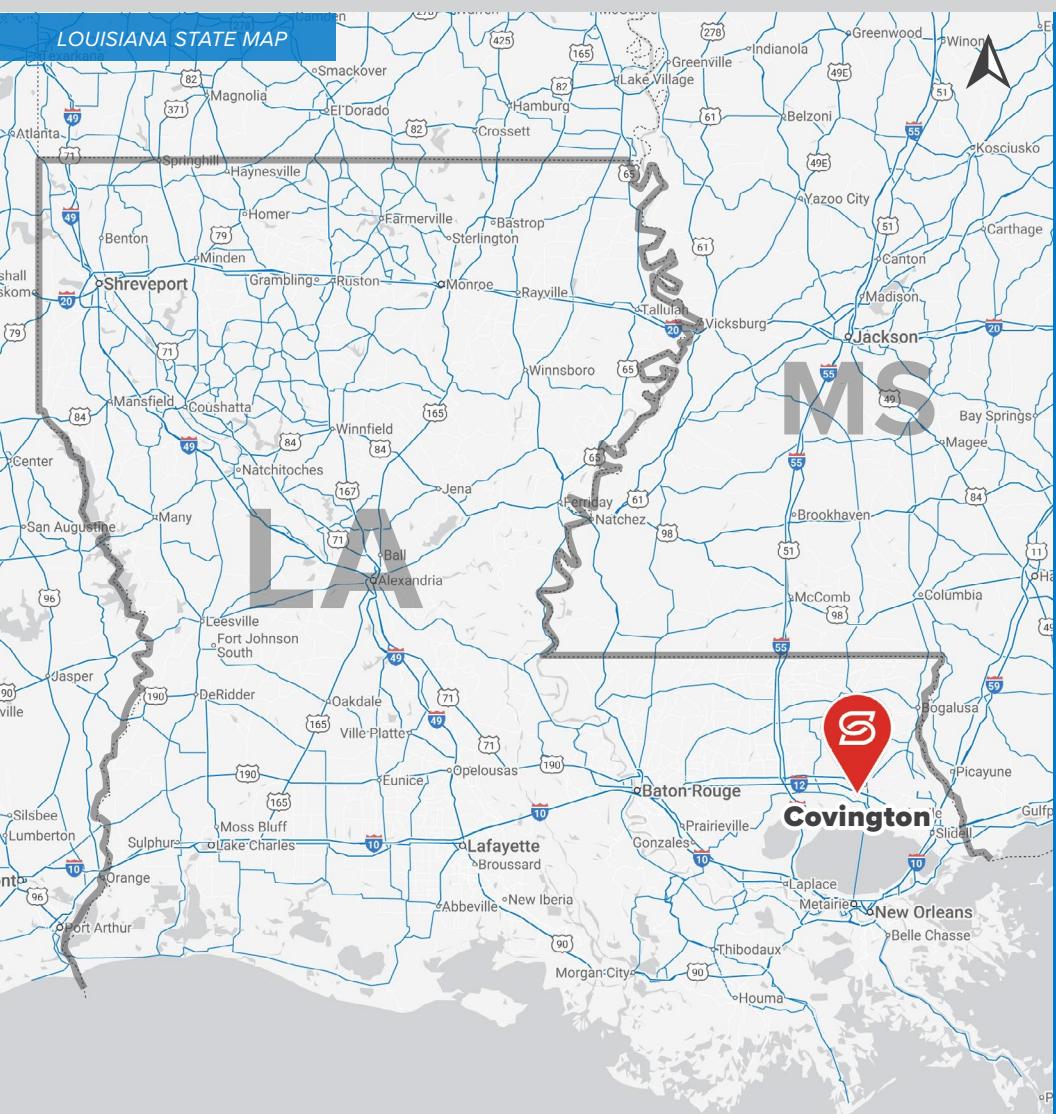
## PHOTOS

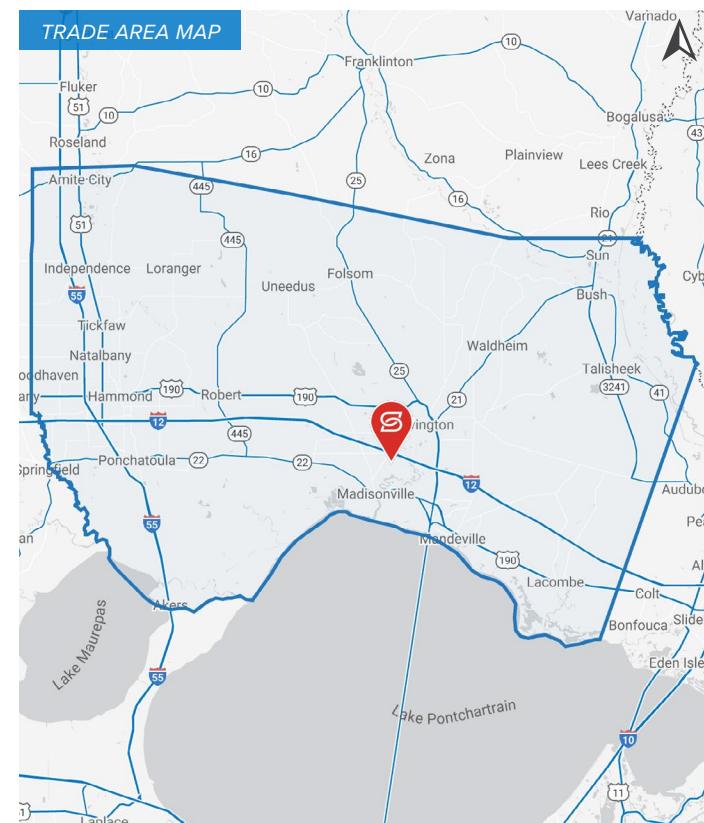
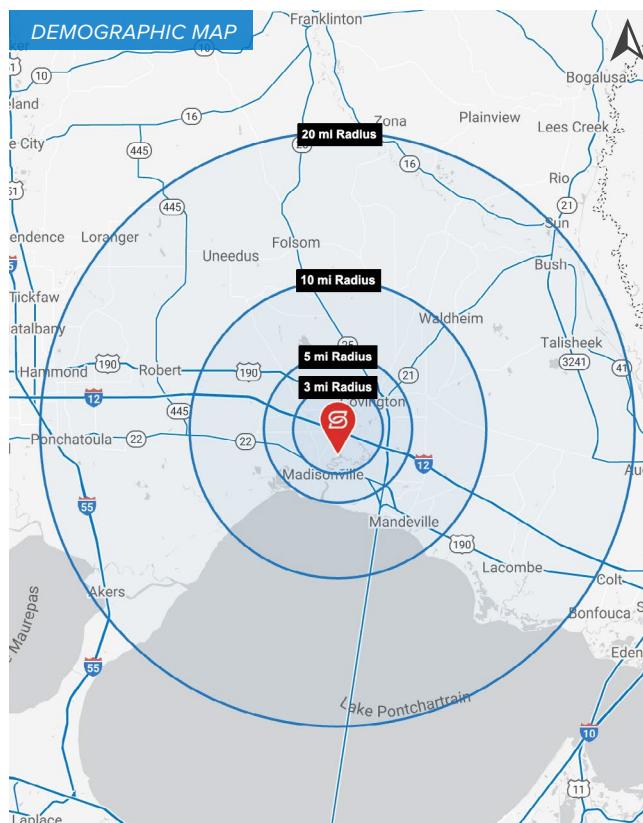
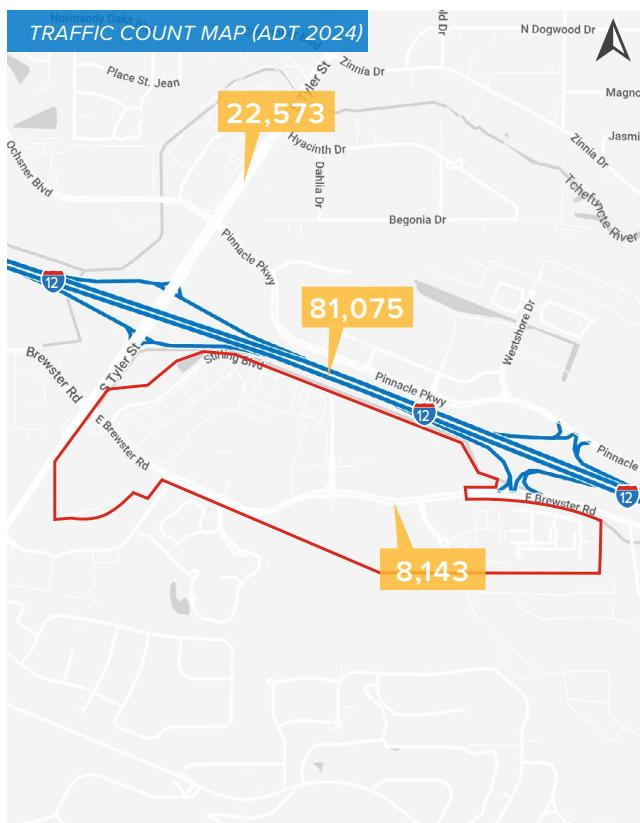
## MIXED-USE

## SIGNAGE

## MAPS

## DEMOS





## 2025 DEMOGRAPHICS



3 MI

5 MI

10 M

20 MI

TRADE  
AREA

29,727

77,309

143,491

235,417

292,100



AVG. HH INCOME

3 MI

5 MI

10 M

20 MI

TRADE  
AREA

\$142,855

\$129,980

\$127,366

\$113,397

\$106,933