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FOR LEASE



River Chase

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'
- 3,500 SF (Prior The Children's Place) 30' x 116.6'
- 3,600 SF (Prior Justice) 36' x 100'
- 8,000 SF (Existing Rustic House Furniture) 58' x 137.9'
Available 8/1/2026
- 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 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, 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

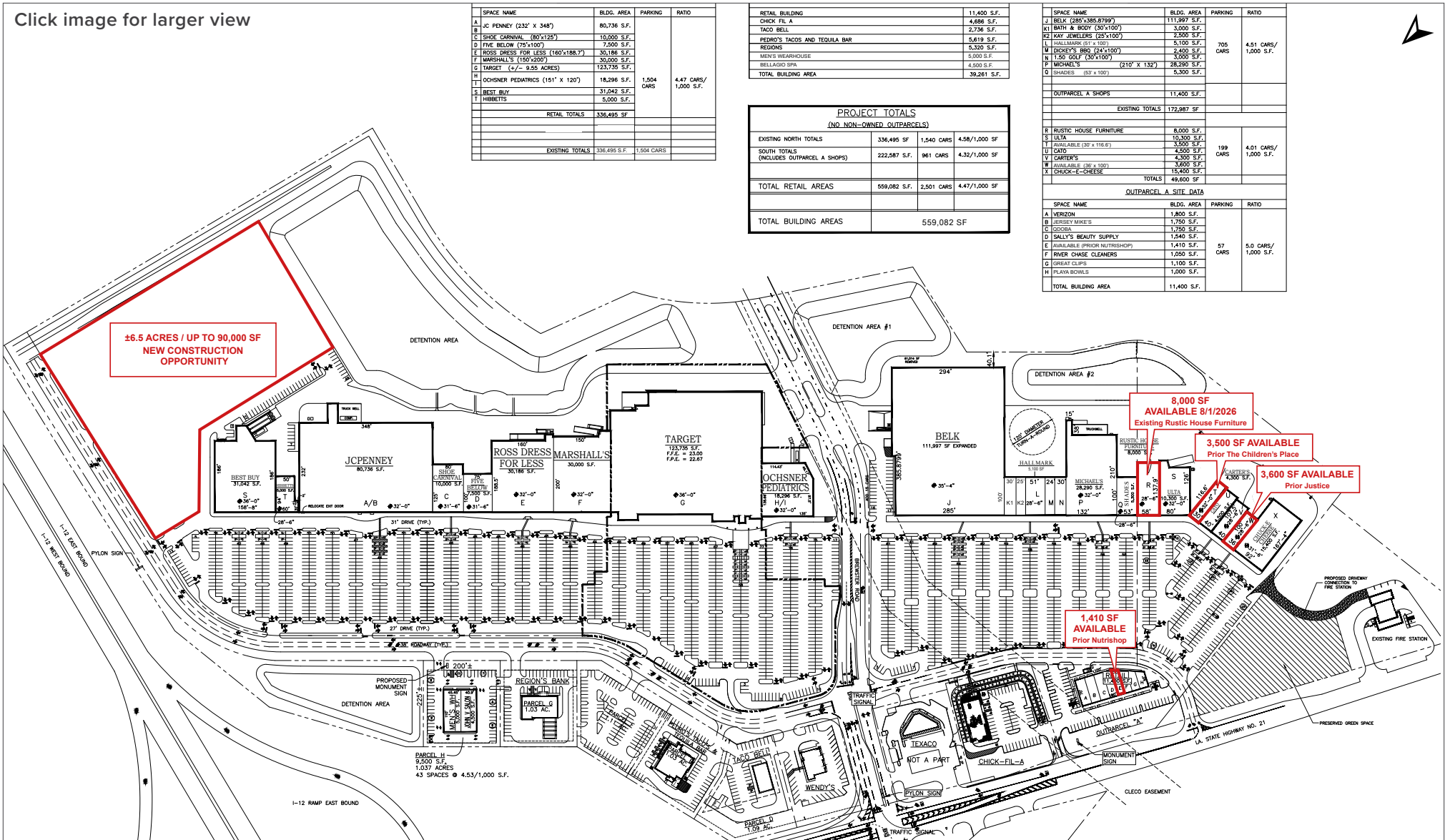
Retailers looking to take advantage of the strong demographics on the Northshore will want to consider River Chase located at the intersection of Interstate 12 and Louisiana Highway 21. Anchored by Sam's Club, Target, Belk, JCPenney, Best Buy, and Rooms To Go, this retail center is the largest shopping 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 Q3 2026*

Click image for larger view



SPACE NAME	BLDG. AREA	PARKING	RATIO
A JC PENNEY (232' X 348')	80,736 S.F.		
C SHOE CARNIVAL (80'x125')	10,000 S.F.		
D FIVE BELOW (75'x100')	7,500 S.F.		
E ROSS DRESS FOR LESS (160'x186.7')	30,186 S.F.		
F MARSHALL'S (150'x200')	30,000 S.F.		
G TARGET (+/- 9.55 ACRES)	123,735 S.F.		
H 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. HIBNET'S	5,000 S.F.		
RETAIL TOTALS	336,495 SF		
EXISTING TOTALS	336,495 SF	1,504 CARS	

RETAIL BUILDING	11,400 S.F.
CHICK-FIL-A	4,686 S.F.
TACO BELL	2,236 S.F.
PEDRO'S TACOS AND TEQUILA BAR	5,419 S.F.
REGIONS	5,320 S.F.
MEN'S WEARHOUSE	5,000 S.F.
BELLACIO SPA	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 SF	2,501 CARS	4.47/1,000 SF
TOTAL BUILDING AREAS	559,082 SF		

SPACE NAME	BLDG. AREA	PARKING	RATIO
J BELK (285'x385' RT/FP)	111,267 S.F.		
K1 BATH & BODY (30'x100')	3,000 S.F.		
K2 KAY JEWELERS (25'x100')	2,500 S.F.		
L MALLMARK (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 MICKEY'S (210' X 132')	28,230 S.F.		
Q SHADES (83' X 100')	5,300 S.F.		
OUTPARCEL A SHOPS	11,400 S.F.		
EXISTING TOTALS	172,987 SF		
R RUSTIC HOUSE FURNITURE	8,000 S.F.		
S ULTA	10,300 S.F.		
T AVAILABLE (30' X 116.6')	3,500 S.F.	139 CARS	4.01 CARS/1,000 S.F.
U CATO	4,200 S.F.		
V CARTER'S	4,200 S.F.		
W AVAILABLE (35' X 100')	3,500 S.F.		
X CHUCK-E-CHEESE	15,400 S.F.		
TOTALS	49,900 SF		

OUTPARCEL A SITE DATA			
SPACE NAME	BLDG. AREA	PARKING	RATIO
A VERIZON	1,850 S.F.		
B JERSEY MIKE'S	1,750 S.F.		
C CORDA	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.		

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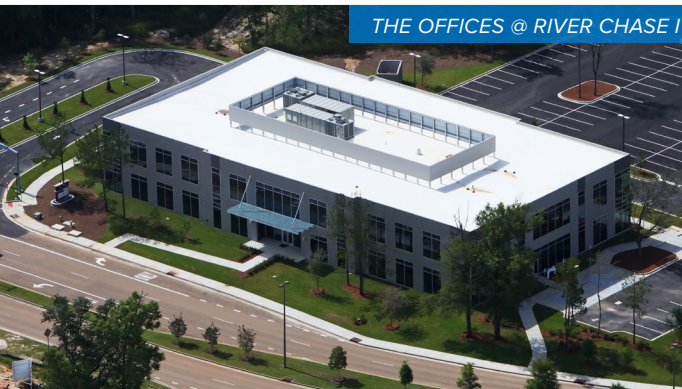
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RESIDENTIAL

- **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 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 Q3 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.



SERVICE

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





Images on this Page Altered to Show Updated Signage



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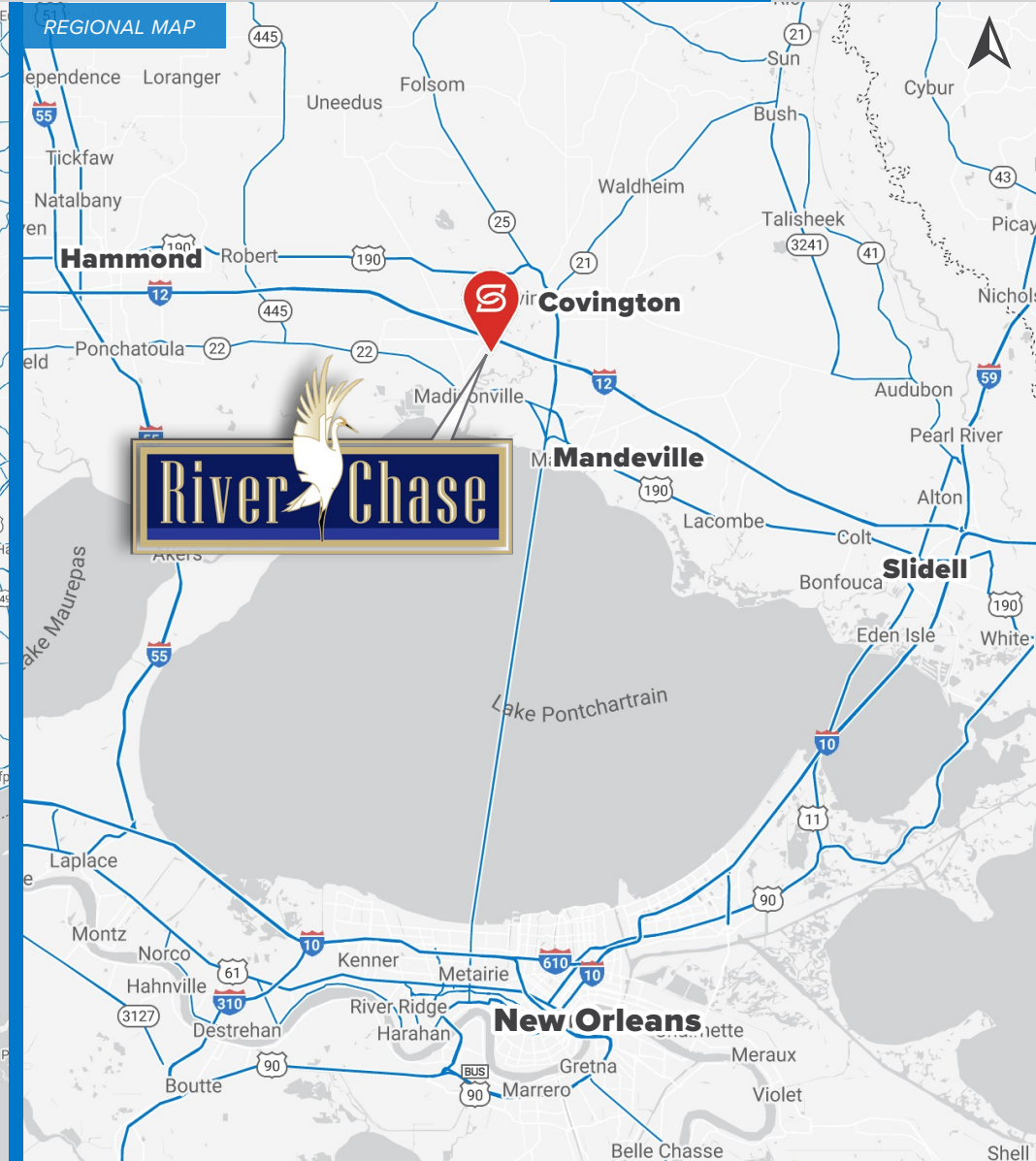
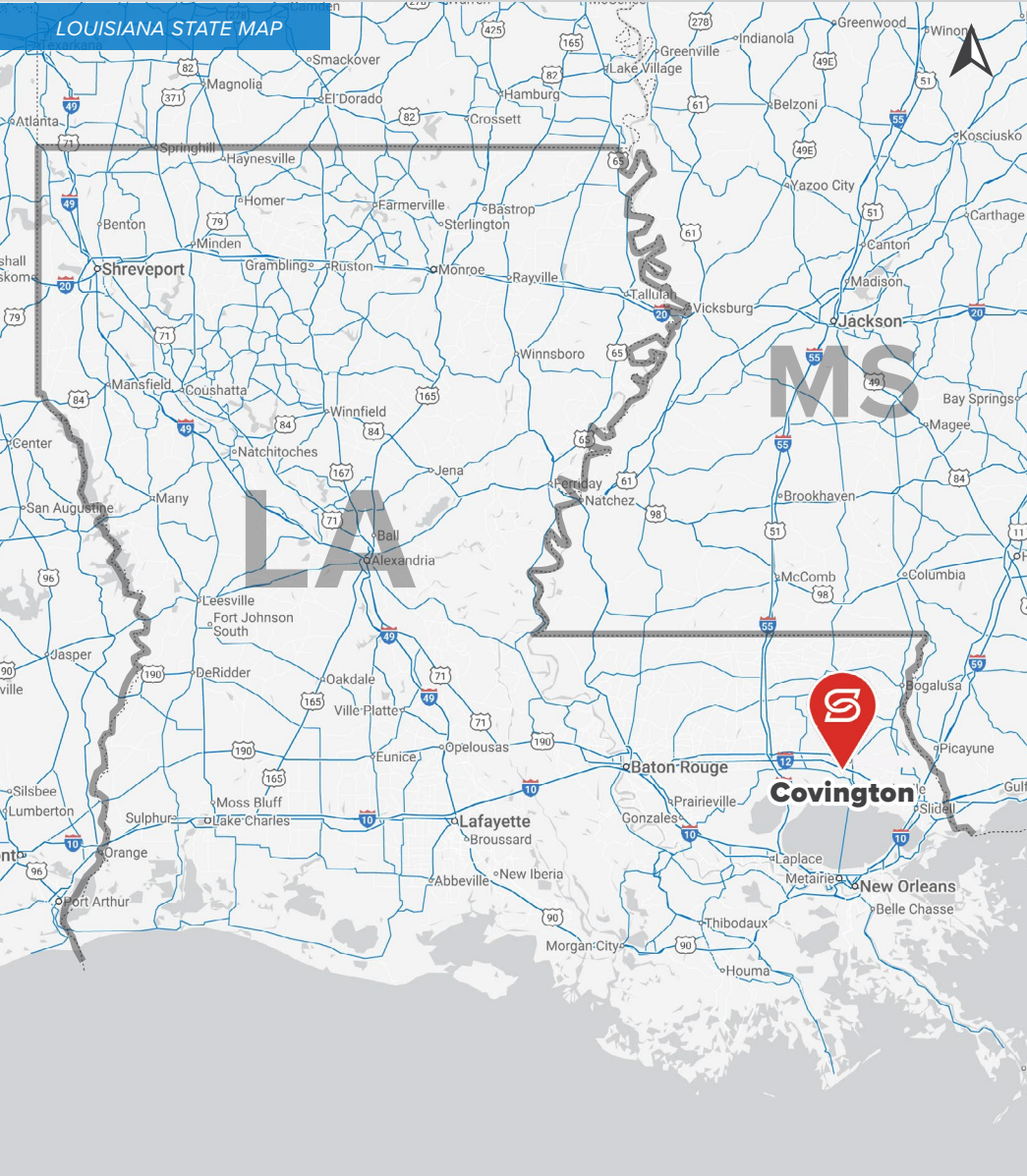
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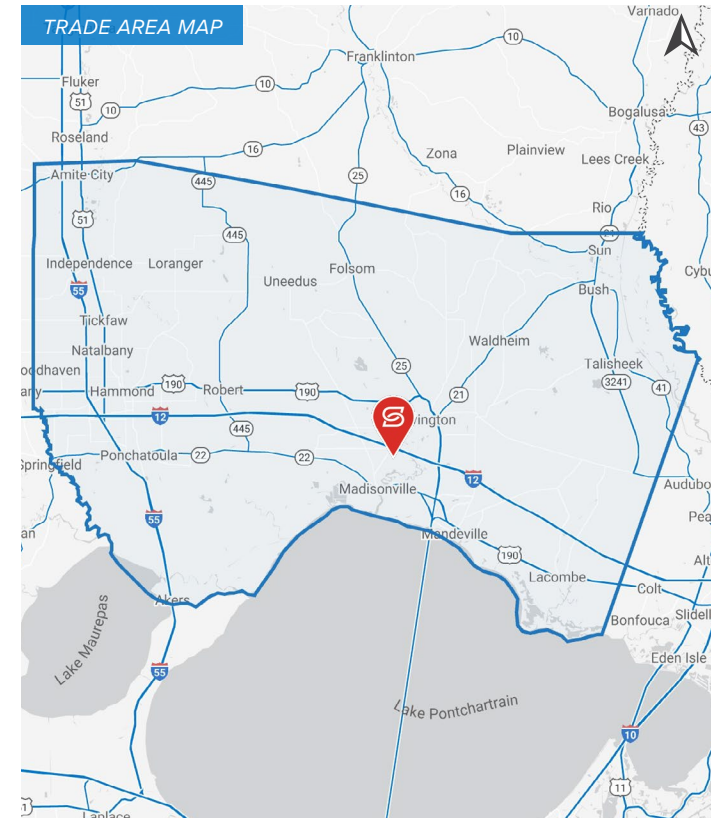
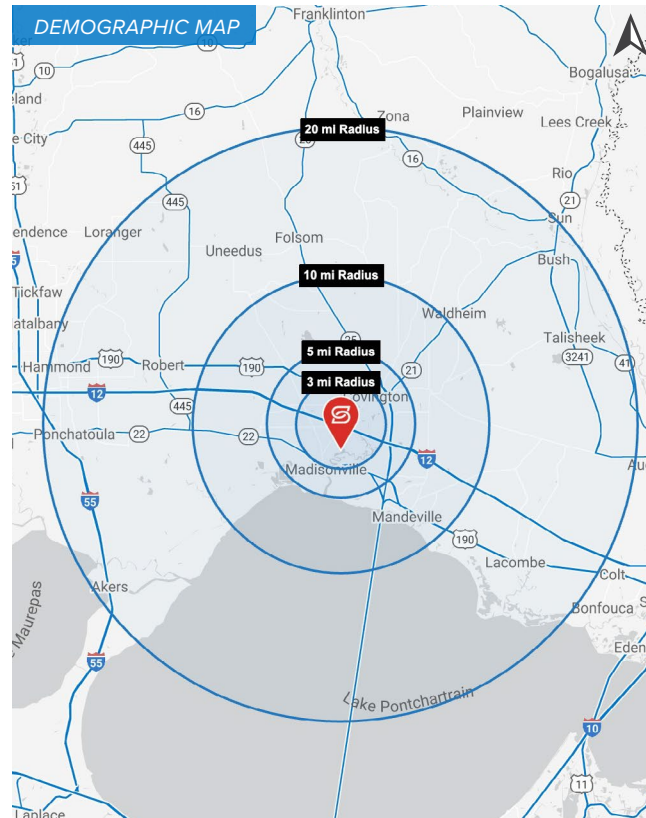
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2025 DEMOGRAPHICS

	3 MI	5 MI	10 M	20 MI	TRADE AREA
POPULATION	29,727	77,309	143,491	235,417	292,100

	3 MI	5 MI	10 M	20 MI	TRADE AREA
AVG. HH INCOME	\$142,855	\$129,980	\$127,366	\$113,397	\$106,933