



# River Chase



COVINGTON, LA

ROOMS TO GO

ROOMS TO GO

STIRLING  
PROPERTIES

## FOR LEASE

### AVAILABILITY

- 3,065 SF (Prior Zoes Kitchen) Free-standing Building
- 3,500 SF (Prior The Children’s Place) 30’ x 116.6’
- 3,600 SF (Prior Justice) 36’ x 100’
- 5,300 SF (Prior maurices) 53’ x 100’
- Future Construction - Up to 90,000 SF of Retail GLA  
Retail, Restaurant, Office and Hotel Outparcels ranging from 0.97 Acres - 8+ Acres

### PROPERTY OVERVIEW

- 253+ Acres / Approximately 900,000 SF GLA
- A master-planned, mixed-use development

### TENANTS

Sam’s Club, Target, Belk, JCPenney, Regal Cinemas, Rooms To Go, Holiday Inn Express, Best Buy, Ross Dress for Less, Marshalls, Michaels, Chuck E. Cheese’s, ULTA Beauty, Shoe Carnival, Rustic House Furniture (Opening Summer 2021), Five Below, Lane Bryant, Hibbett Sports, Men’s Wearhouse, John V Salon & Spa, Cato, Carter’s, Dickey’s Barbecue Pit, Verizon, Kay Jewelers, Bath & Body Works, Which Wich Superior Sandwiches, Nevada Bob’s Golf, GameStop, Oreck Vacuums, Family Cuts, River Chase Cleaners, Pink & White Nails and Nutrishop. Outparcel Tenants: Walk-On’s Sports Bistreaux, Regions Bank, 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, Regal Cinemas 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

- Nearly 4 dozen Class A national and regional retailers and restaurants
- Interstate 12 is one of the nation’s fastest growing corridors
- Access, Convenience, and Visibility - 2 Interchanges: Interstate 12 and LA Highway 21
- River Chase is a Louisiana Economic Development (LED) Certified site
- Zoning in place for Retail, Outparcels, Office and Multi-Family uses
- Residential:
  - The Preserve at River Chase - 186 high-end patio home lots
  - Retreat at River Chase - 296-unit townhome-style luxury complex
  - Brewster Commons at River Chase - a 240-unit multi-family complex
- Offices @ River Chase
  - Phase I - 44,371 SF Class A office building
  - Phase II - 43-acre office campus. Up to 600,000 SF now pre-leasing!



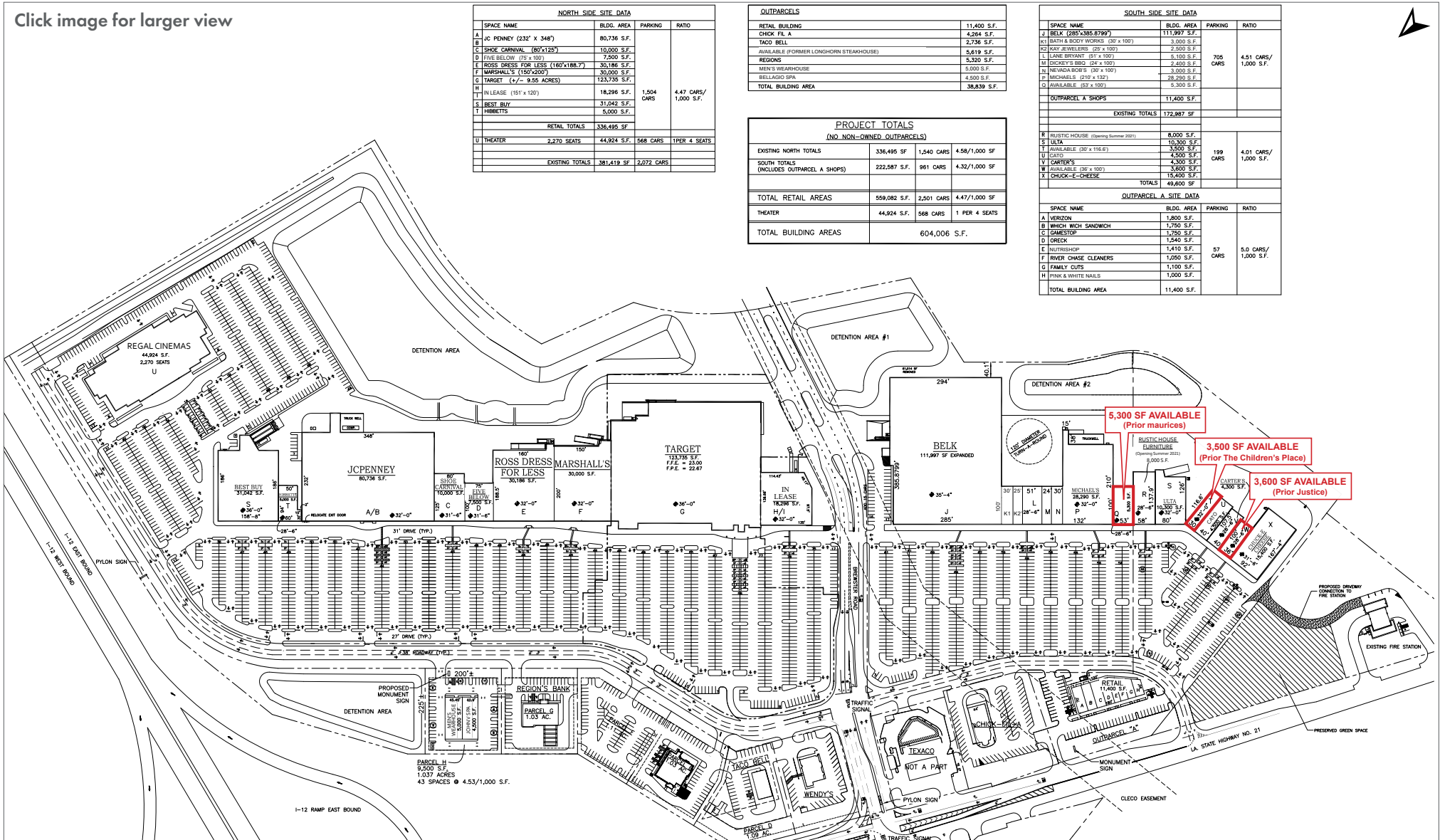
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NORTH SIDE SITE DATA				
SPACE NAME	BLDG. AREA	PARKING	RATIO	
A JC PENNEY (232' X 348')	80,736 S.F.			
B SHOE CARNIVAL (80'x125')	10,000 S.F.			
D FIVE BELOW (75' x 100')	7,500 S.F.			
E ROSS DRESS FOR LESS (160'x188.7')	30,186 S.F.			
F MARSHALL'S (150'x200')	30,000 S.F.			
G TARGET (+/- 9.55 ACRES)	123,735 S.F.			
H IN LEASE (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.			
<b>RETAIL TOTALS</b>		<b>336,495 SF</b>		
U THEATER	2,270 SEATS	44,924 S.F.	568 CARS	1 PER 4 SEATS
<b>EXISTING TOTALS</b>		<b>381,419 SF</b>	<b>2,072 CARS</b>	

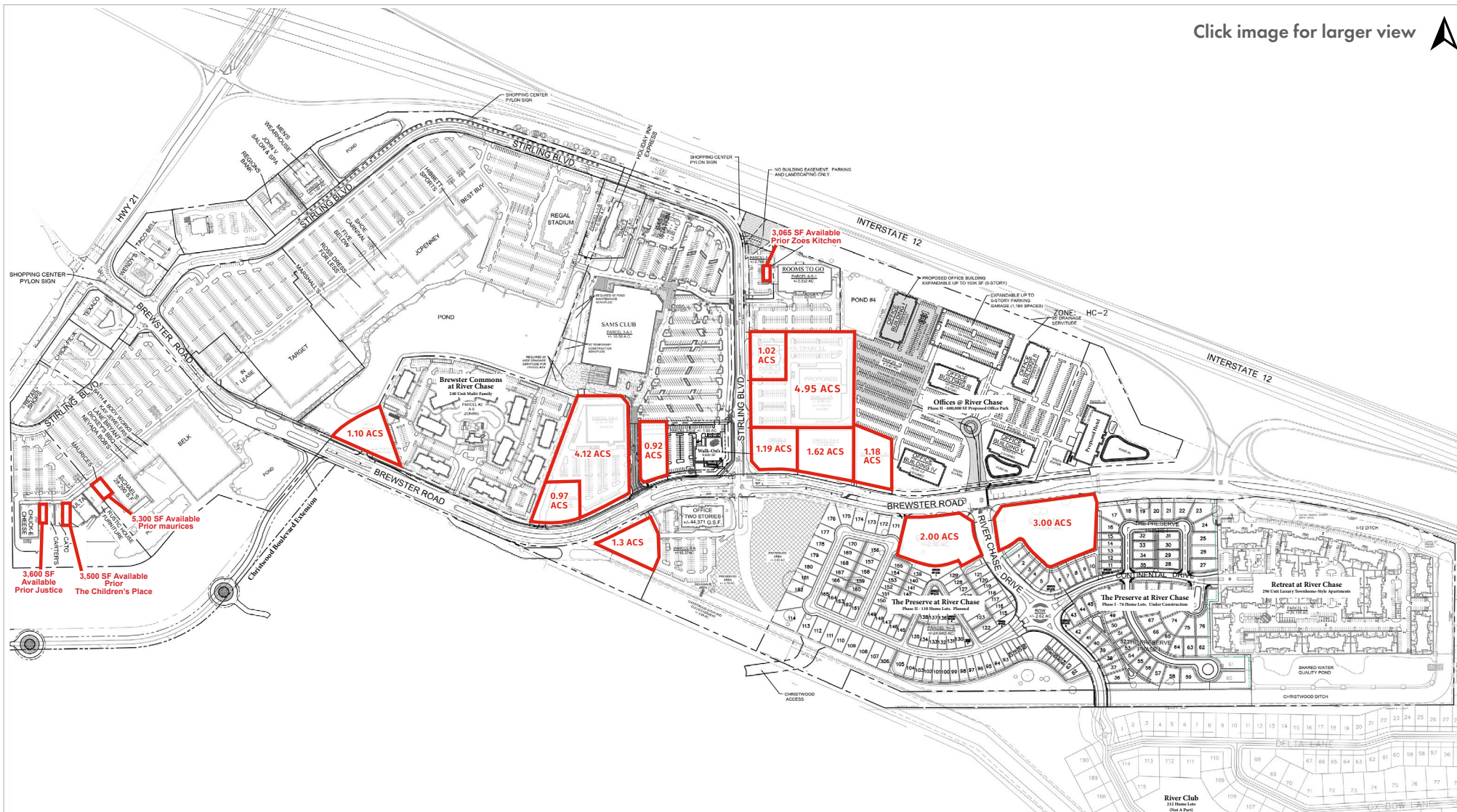
OUTPARCELS	
RETAIL BUILDING	11,420 S.F.
CHUCK PTL A	4,284 S.F.
TACO BELL	2,736 S.F.
AVAILABLE (FORMER LONGHORN STEAKHOUSE)	5,619 S.F.
REGIONS	5,320 S.F.
MEN'S WEARHOUSE	5,000 S.F.
RELIANT SPA	4,500 S.F.
<b>TOTAL BUILDING AREA</b>	<b>38,839 S.F.</b>

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
<b>TOTAL RETAIL AREAS</b>	<b>559,082 S.F.</b>	<b>2,501 CARS</b>	<b>4.47/1,000 SF</b>
THEATER	44,924 S.F.	568 CARS	1 PER 4 SEATS
<b>TOTAL BUILDING AREAS</b>	<b>604,006 S.F.</b>		

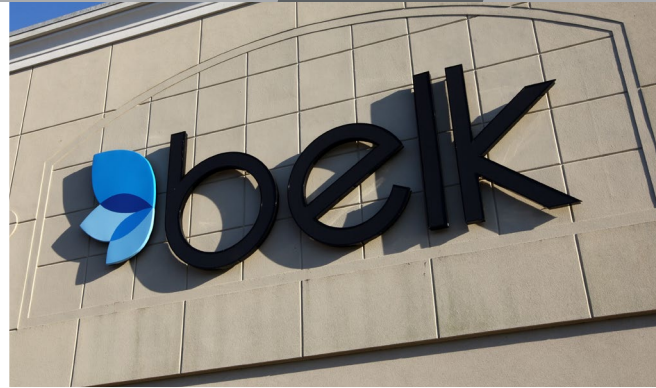
SOUTH SIDE SITE DATA				
SPACE NAME	BLDG. AREA	PARKING	RATIO	
J BELK (285'x385'@79')	111,997 S.F.			
K1 BATH & BODY WORKS (30' x 100')	3,000 S.F.			
K2 KAY JEWELERS (25' x 100')	2,500 S.F.			
L LANE BRYANT (61' x 100')	5,100 S.F.			
M MICKEY'S BBD (30' x 100')	2,400 S.F.	705 CARS	4.81 CARS/1,000 S.F.	
N NEVADA BOB'S (30' x 100')	3,000 S.F.			
P MICHAEL'S (100' x 132')	13,200 S.F.			
Q AVAILABLE (63' x 100')	5,300 S.F.			
OUTPARCEL A SHOPS	11,400 S.F.			
<b>EXISTING TOTALS</b>	<b>172,987 SF</b>			
<b>OUTPARCEL A SITE DATA</b>				
R PLUSTIC HOUSE (Changing Summer 2021)	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 SATO	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.			
<b>TOTALS</b>	<b>49,000 SF</b>			



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## NEW ADDITIONS IN 2017

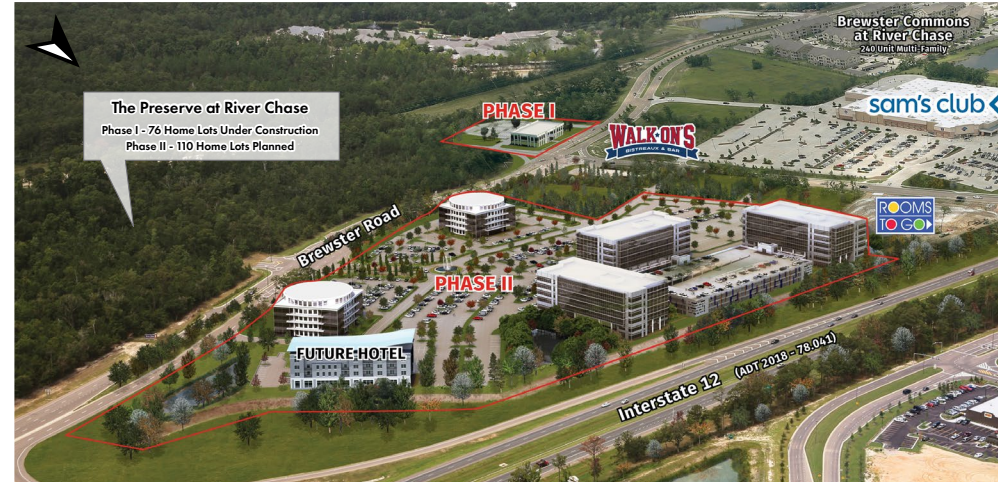
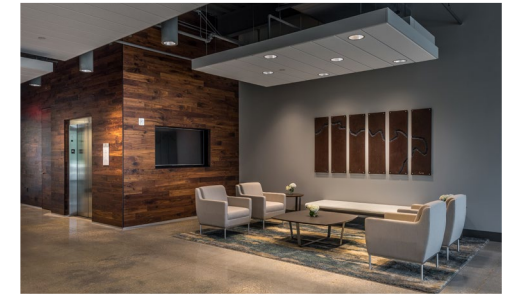


## RESIDENTIAL

- **The Preserve at River Chase**  
 - Phase I - 76 high-end patio home lots. Under Construction.  
 - Phase II - 110 high-end patio home lots. Planned.
- **Retreat at River Chase**  
 296-unit townhome-style luxury complex. Opened in 2016.
- **Brewster Commons at River Chase**  
 a 240-unit multi-family development. Opened in 2011.

## THE OFFICES @ RIVER CHASE

- **Phase I** 44,371 SF Class A office building completed in 2017.
- **Phase II** 43-acre office campus capable of accommodating Class A multi- or single-tenant office buildings with up to 600,000 rentable SF. Now Pre-Leasing!
- Entire project is LEED Certifiable and Louisiana Economic Development Certified. High speed fiber optics, back-up power, and abundant garage and surface parking.

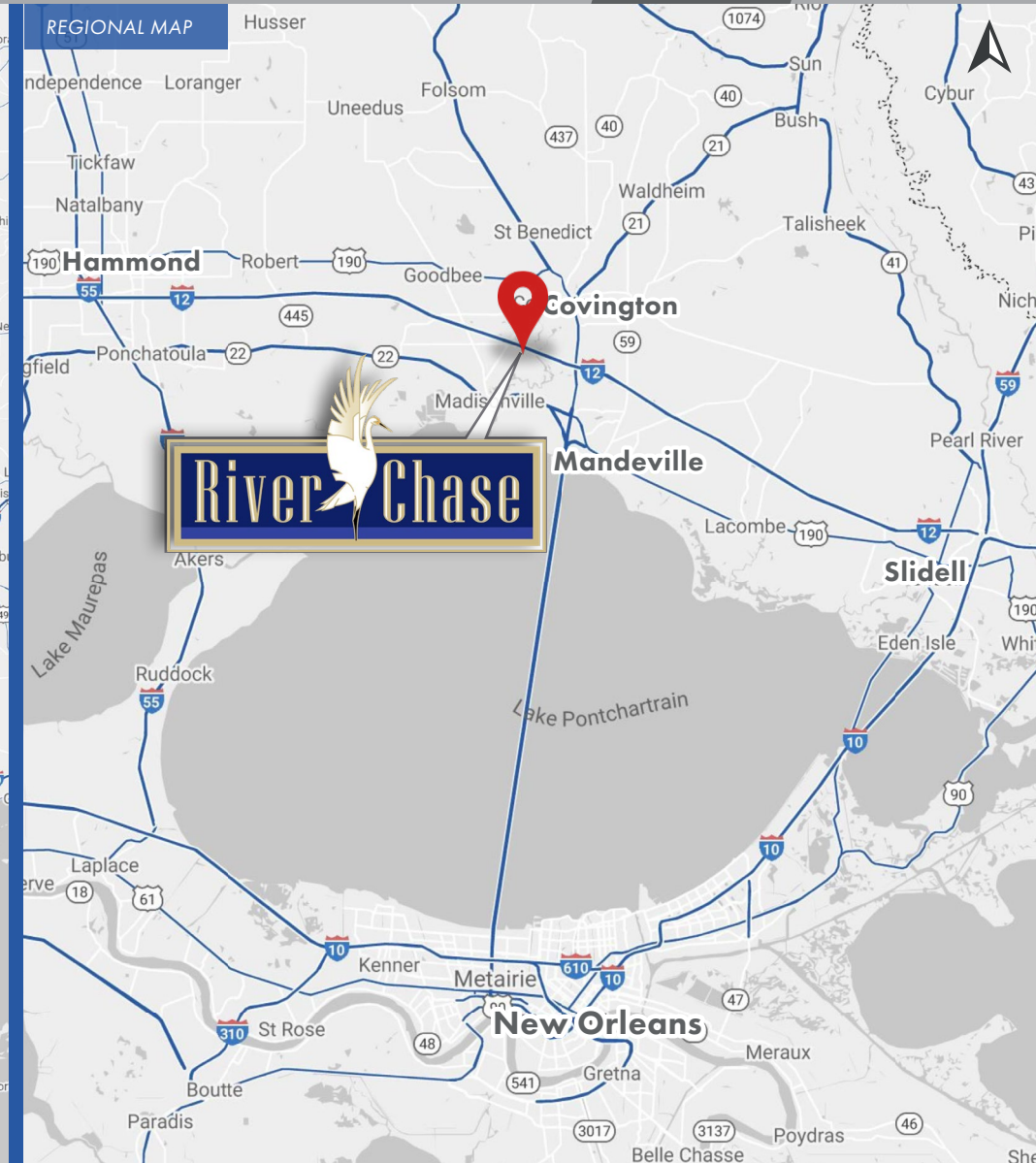
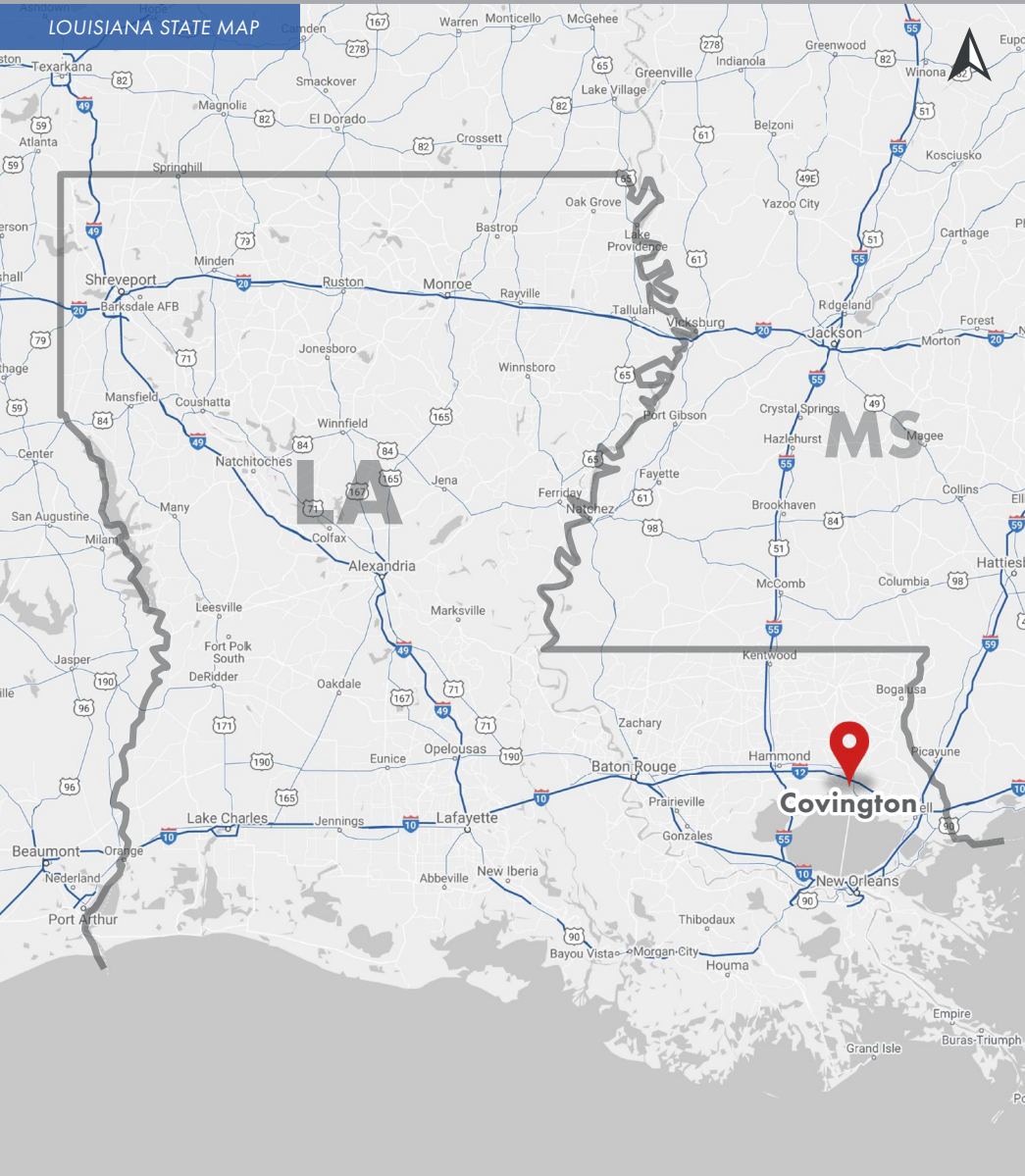


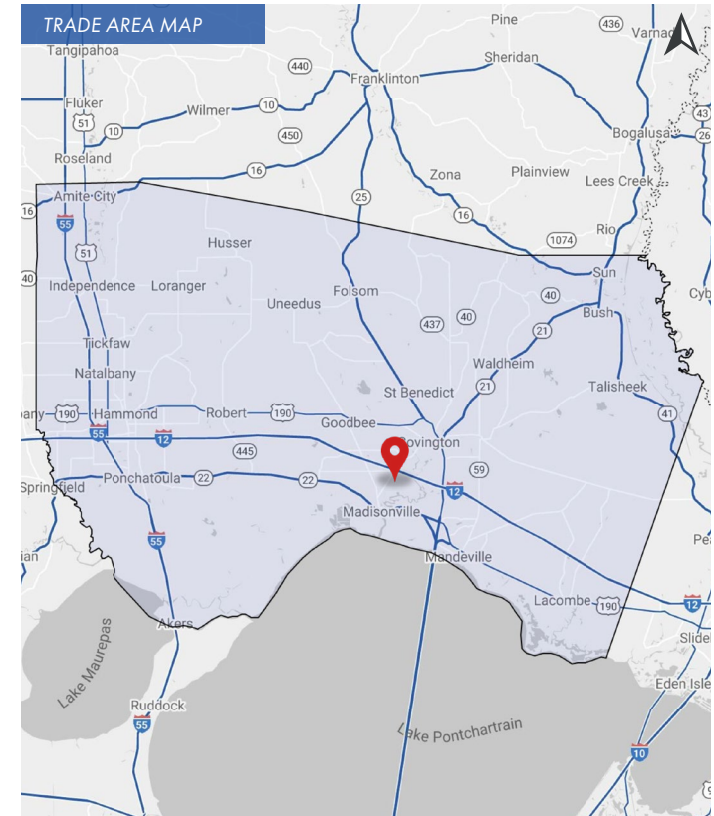
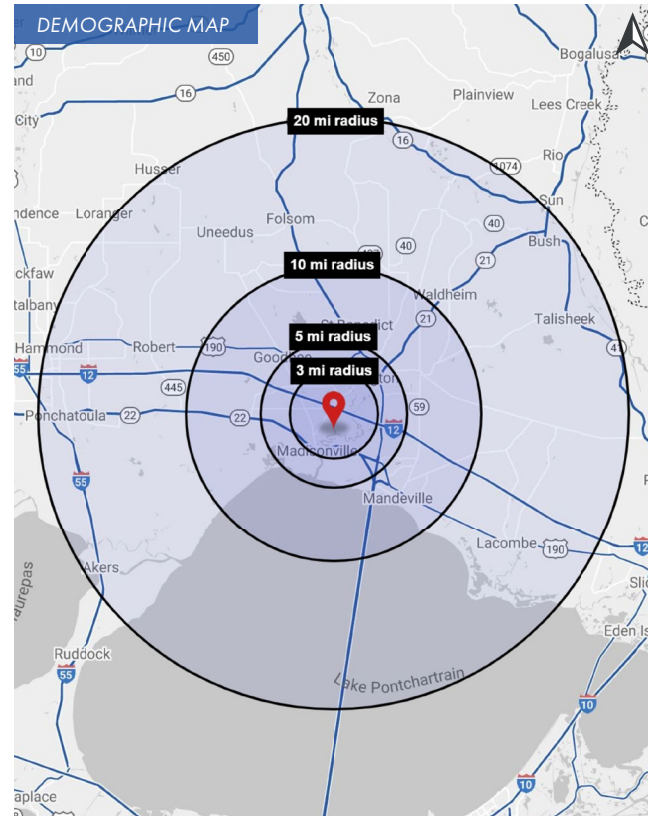
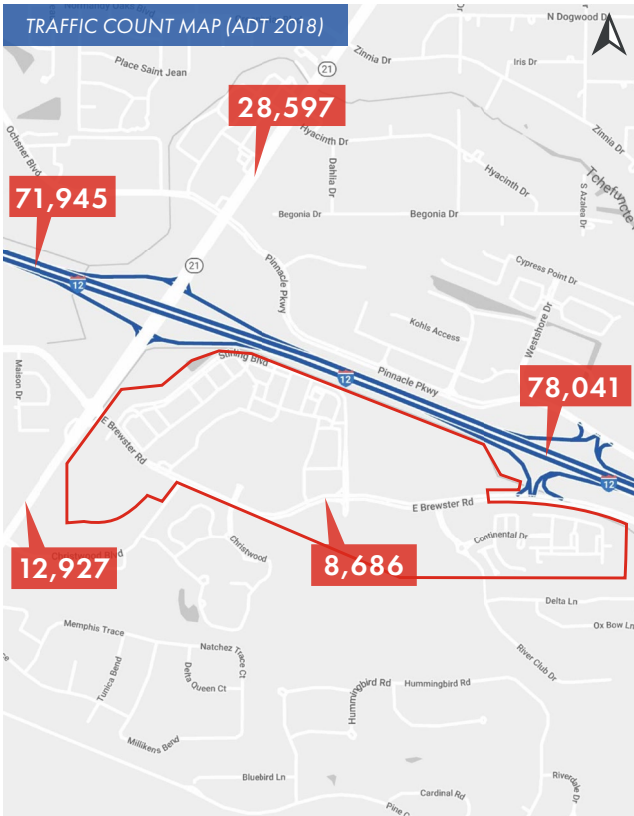


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## 2020 DEMOGRAPHICS

	3 MILE	5 MILE	10 MILE	20 MILE	TRADE AREA	3 MILE	5 MILE	10 MILE	20 MILE	TRADE AREA
POPULATION	24,791	66,958	132,799	218,274	275,144					
AVG. HH INCOME						\$118,086	\$103,540	\$102,998	\$89,360	\$83,168