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AVISON  
YOUNG

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# 449 Moss Trail

FOR SALE | 4,000 SF | GOODLETTSVILLE, TENNESSEE

# PROPERTY OVERVIEW

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## PROPERTY HIGHLIGHTS

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- **Interstate-oriented commercial opportunity**
  - **Highly flexible CS - Commercial Service zoning**  
Allows a broad spectrum of retail, office, service, medical, and specialty commercial uses. Also offers exceptional adaptability for future repositioning or redevelopment.
  - **Easily convertible 4,000-sf building**  
Single-story building with an efficient layout and manageable footprint. Easily adaptable for a variety of commercial uses with minimal modifications.
  - **Strategic proximity to Rivergate Parkway & I-65**  
Conveniently located, the property offers direct access to Dickerson Pike, Vietnam Veterans Parkway, and Gallatin Pike. Well positioned location provides strong regional connectivity along several high-traffic corridors.
  - **Large 0.75-acre parcel with abundant on-site parking**  
Ample surface parking supporting high-traffic uses, office/medical users, or tenant-intensive operations.
  - **Growing residential base and rising traffic**  
Surrounded by expanding residential neighborhoods and escalating daily traffic volumes.
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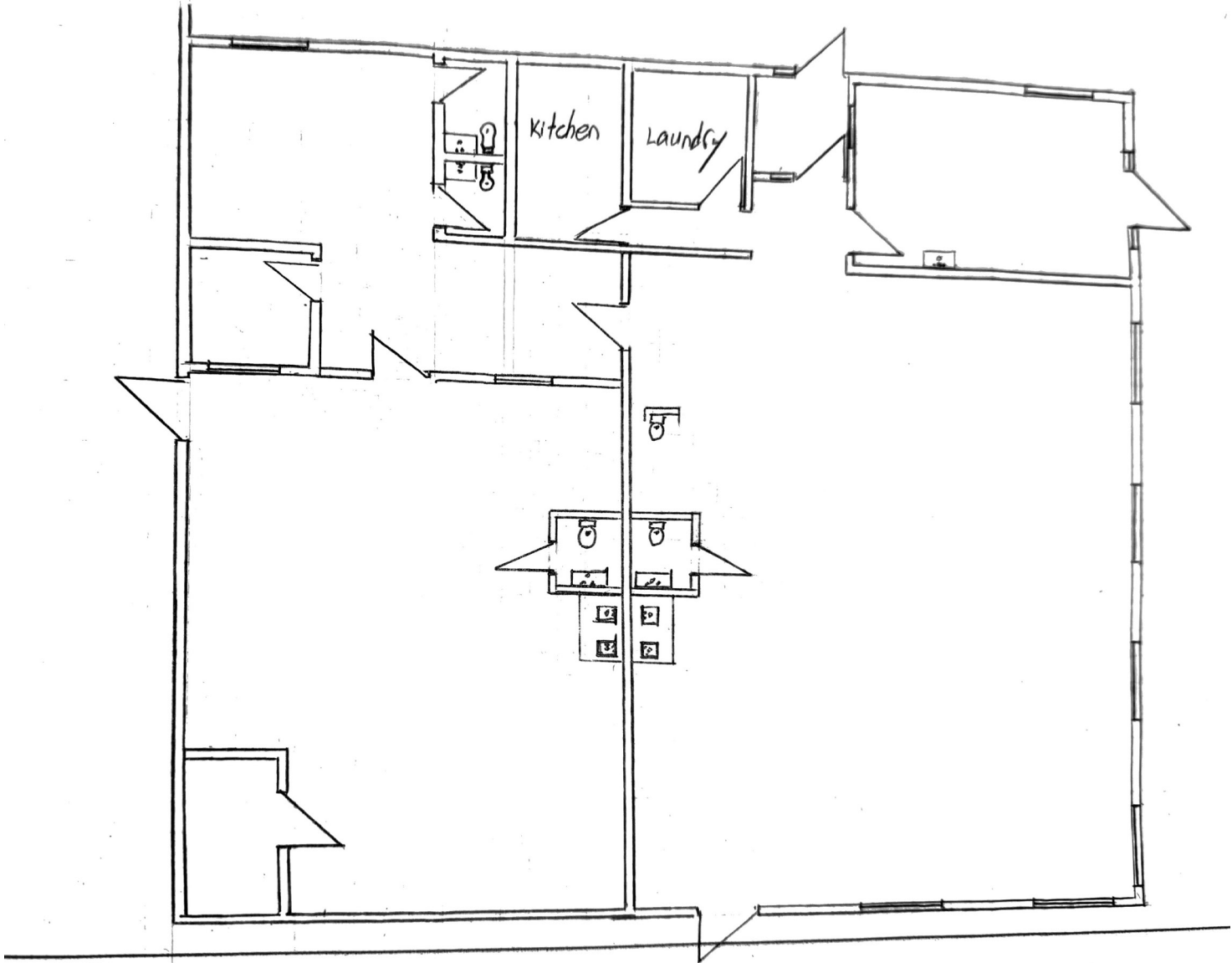
# PROPERTY PHOTOS

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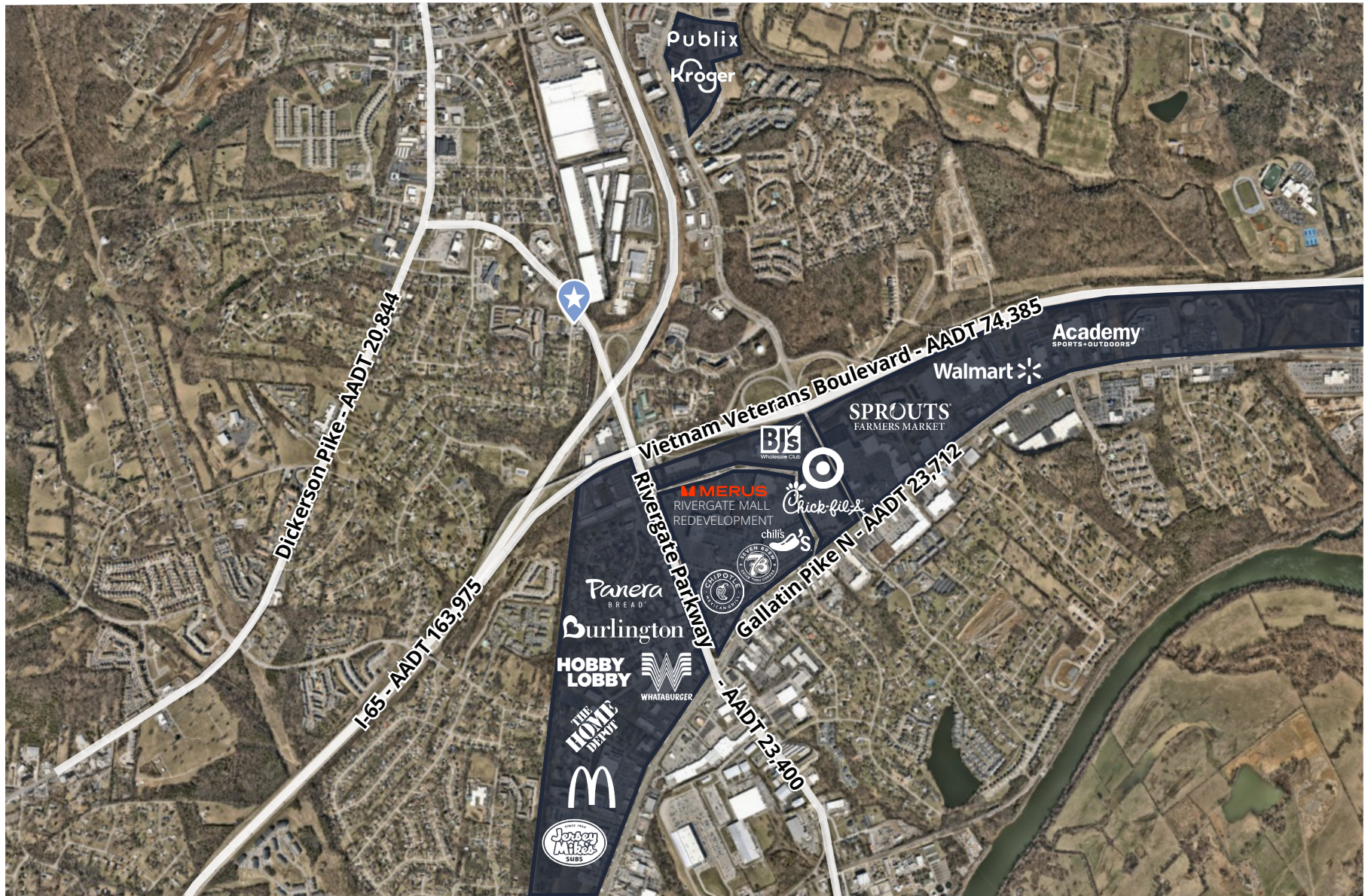


FLOOR PLAN - 4,000 SF

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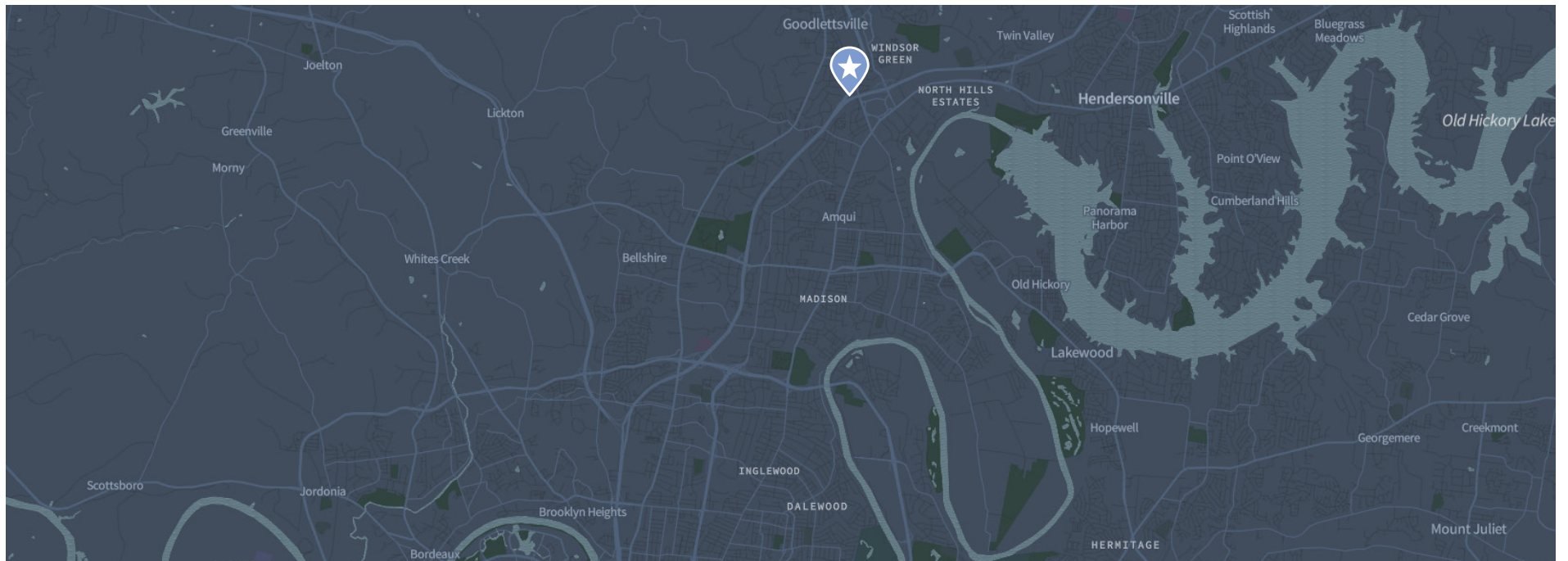


# ACCESS AND AMENITY MAP



# AREA DEMOGRAPHICS

Demographics	1 mile	3 miles	5 miles
Population	6,410	33,593	85,693
Daytime population	11,679	36,375	78,299
Average household income	\$85,331	\$85,223	\$91,208



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## Learn more

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