

AVISON
YOUNG



449 Moss Trail

FOR SALE | 4,000 SF | GOODLETTSVILLE, TENNESSEE

PROPERTY OVERVIEW



PROPERTY HIGHLIGHTS

- **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.
-

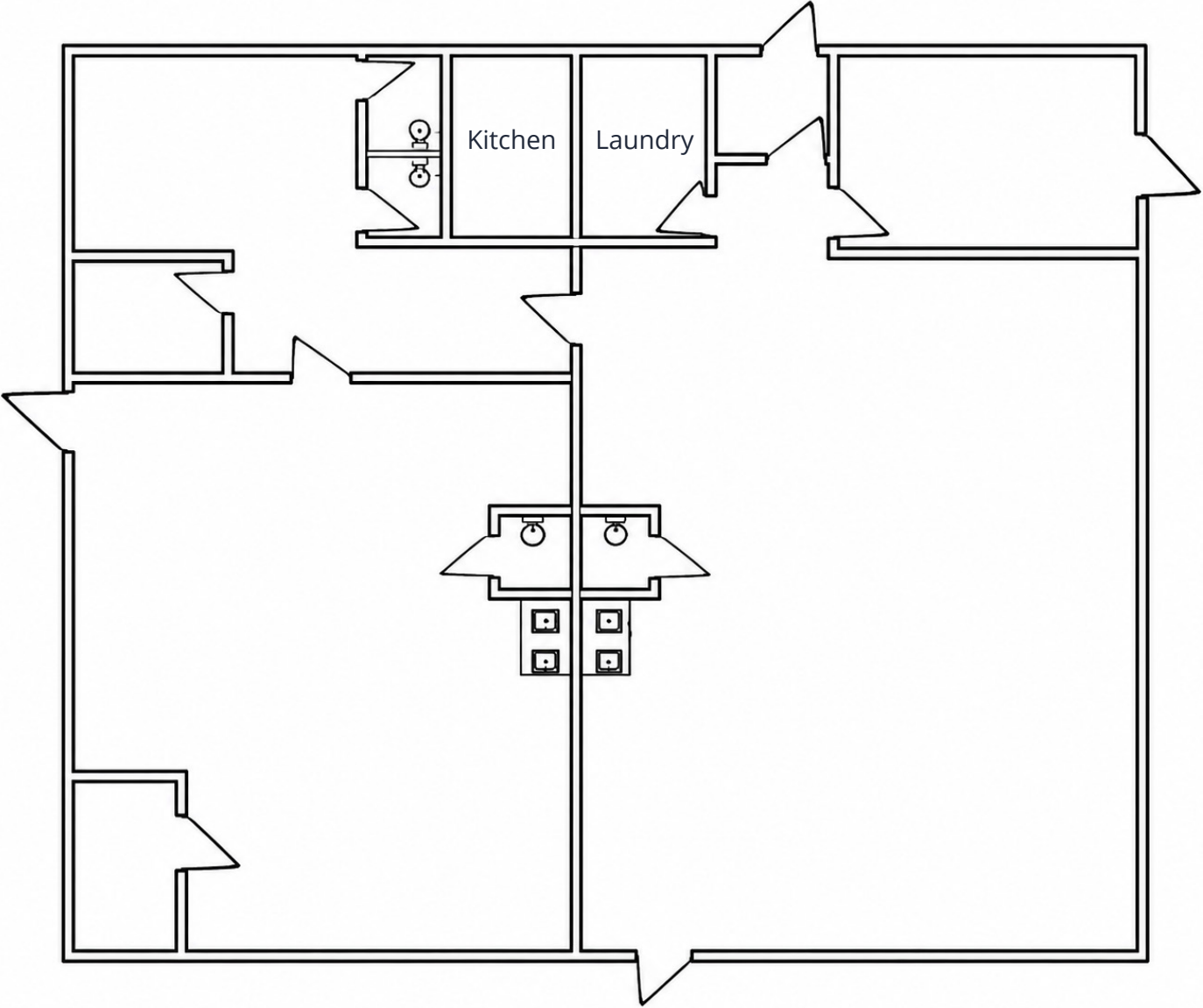
PROPERTY PHOTOS



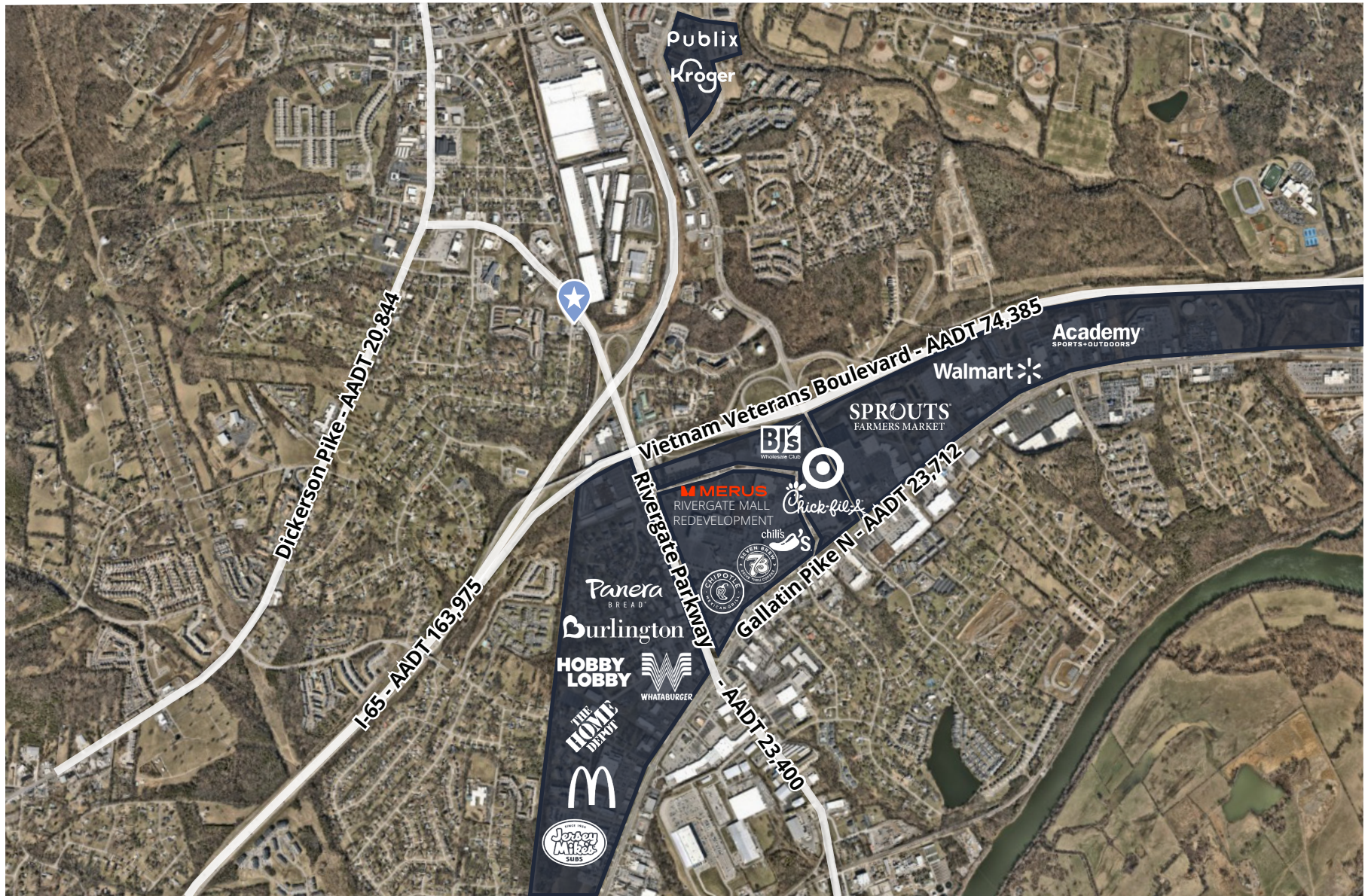
PROPERTY PHOTOS



FLOOR PLAN - 4,000 SF

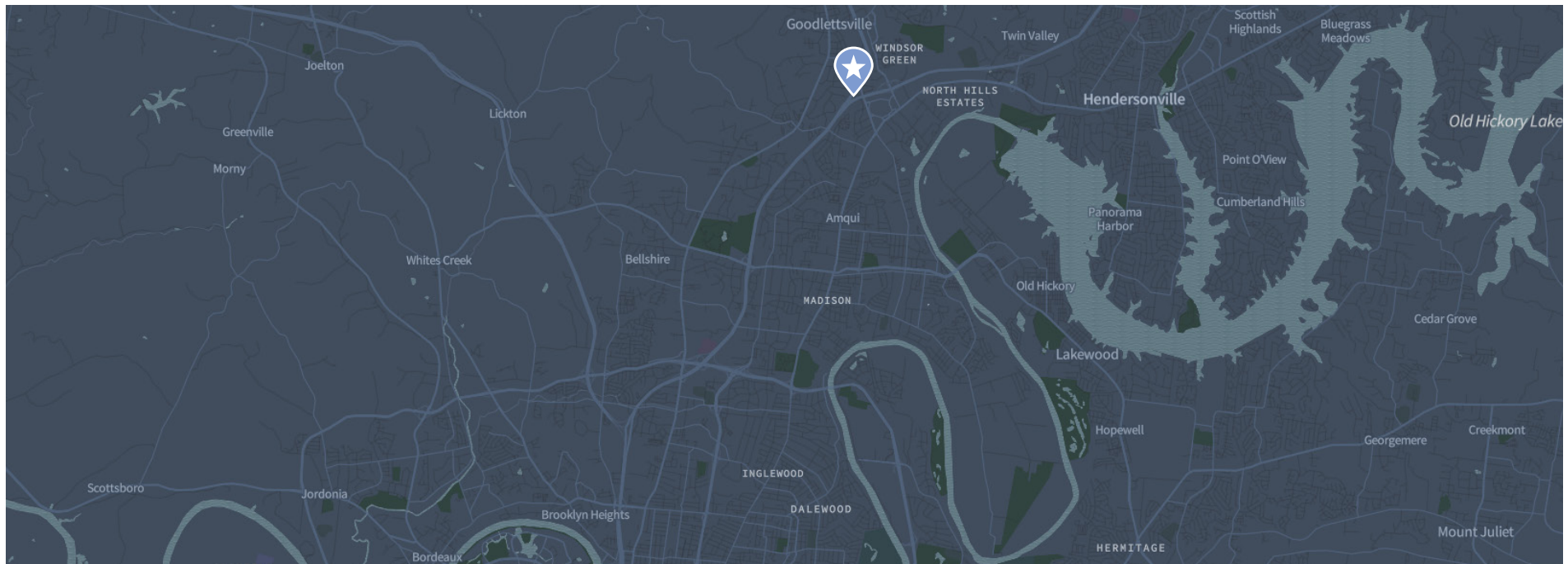


ACCESS AND AMENITY MAP



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



AVISON YOUNG

Learn more

Adam Dennis

Senior Associate

adam.dennis@avisonyoung.com

+1 615 727 0003

Amanda Hayes

Associate

amanda.hayes@avisonyoung.com

+1 615 727 7440

© 2026 Avison Young – Tennessee, LLC. All rights reserved.

E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young.

700 12th Avenue South | Suite 200 | Nashville, TN 37203