

# Former hospital property for sale

620 Byron Road  
Howell, Michigan

This property presents a rare opportunity to acquire a former hospital site in the heart of Howell, offering exceptional potential for redevelopment, medical use, or residential housing. Situated on 23 acres with extensive utility infrastructure already in place, the site benefits from a highly desirable location within walking distance of downtown Howell, providing convenient access to local amenities, services, and attractions.

Sold By



Trinity Health



Colliers Detroit

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# Property Highlights

## Prime Location

This former hospital property is strategically located in the heart of Howell, offering excellent visibility and accessibility within a well-established county seat community. Its central location creates a unique opportunity for investors, developers, and owner-users seeking to redevelop the property.

## Redevelopment Potential

The 23-acre property presents an outstanding redevelopment opportunity with the flexibility to accommodate a variety of future uses. Its size, location, and existing improvements make it well-suited for transformative development projects.

## Adaptive Re-Use

The existing building offers strong potential for medical, residential, or mixed-use conversion. Developers can capitalize on the structure's footprint and infrastructure to create a new vision for the property. The building offers approximately 240,000 SF on 3 levels.

## Downtown Access

Situated within walking distance of downtown Howell, the site provides convenient access to local shops, restaurants, and community amenities. This walkable setting enhances its appeal for future residents, tenants, and visitors.

## Infrastructure Ready

All major infrastructure is already in place, helping streamline future development plans and reduce upfront preparation costs. Existing utilities and site improvements provide a strong foundation for redevelopment.

## Ground Lease Rights

The purchase includes the purchase of a long-term ground lease of the adjacent medical office building at 820 Byron Road.

## County Seat

Howell, Michigan, serves as the county seat of Livingston County and is a central hub for government, business, and community activity. Its location provides convenient access to surrounding communities and major transportation routes throughout Southeast Michigan.



# A landmark property ready for its next chapter.

Located in the heart of Livingston County, Howell offers a strategic location with convenient access to I-96, a vibrant downtown district, strong surrounding demographics, and a growing employment base. Positioned near major healthcare, retail, and residential amenities, 620 Byron Road presents an outstanding opportunity for redevelopment, medical use, senior housing, mixed-use development, or other investment-oriented projects.

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1. Howell Public Schools
  2. Livingston County Courthouse | County Seat
  3. PepsiCo Distribution Facilities
  4. Ascension Medical Group
  5. Livingston County Health Department
  6. Kensington Outlet Mall

## HOWELL, MICHIGAN

# Demographics

| Current Year Summary                              | 1 Mile Radius | 3 Mile Radius | 5 Mile Radius | 10 Mile Radius |
|---------------------------------------------------|---------------|---------------|---------------|----------------|
| <b>Potential Gross Revenue</b>                    |               |               |               |                |
| Total Population                                  | 7,526         | 19,566        | 13,601        | 101,323        |
| Total Households                                  | 3,643         | 7,824         | 5,460         | 40,564         |
| Total Family Households                           | 1,826         | 5,287         | 3,830         | 28,235         |
| Average Household Size                            | 1.96          | 2.48          | 2.47          | 2.48           |
| Median Age                                        | 40.7          | 40.2          | 41.9          | 42.6           |
| Population Age 25+                                | 7.9%          | 6.7%          | 6.7%          | 6.5%           |
| 2010 – 2020 Population: Annual Growth Rate (CAGR) | 0.6%          | 1.8%          | 1.4%          | 0.9%           |
| 2020 – 2025 Population: Annual Growth Rate (CAGR) | -0.3%         | 0.7%          | 0.2%          | 0.3%           |
| <b>Education</b>                                  |               |               |               |                |
| Total                                             | 5,608         | 13,929        | 9,754         | 72,028         |
| High School Graduate                              | 23.5%         | 21.5%         | 20.5%         | 21.9%          |
| Associate Degree                                  | 12.6%         | 10.7%         | 13.9%         | 11.5%          |
| Bachelor's Degree                                 | 20.7%         | 27.4%         | 28.9%         | 27.5%          |
| Graduate/Professional Degree                      | 13.0%         | 10.7%         | 10.6%         | 12.2%          |
| <b>Income &amp; Households Summary</b>            |               |               |               |                |
| Median Household Income                           | \$63,211      | \$99,318      | \$107,291     | \$101,173      |
| Average Household Income                          | \$84,572      | \$120,926     | \$131,449     | \$131,240      |
| Per Capita Income                                 | \$40,481      | \$48,953      | \$52,197      | \$52,702       |
| <b>Summary Business Data</b>                      |               |               |               |                |
| Total Daytime Population                          | 10,603        | 17,127        | 11,965        | 93,921         |
| Daytime Population: Workers                       | 66.8%         | 44.2%         | 42.7%         | 46.9%          |
| Daytime Population: Residents                     | 33.2%         | 55.8%         | 57.3%         | 53.1%          |



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