

The Opal on Pearl

FOR SALE | 4250 Pearl Road, Cleveland, Ohio 44109



Property Highlights

- Historic landmark property in Cleveland's rapidly developing Old Brooklyn neighborhood.
- Great mixed use-opportunity
- In-place cash flow from the existing restaurant, The Opal on Pearl
- Value-add opportunity for the upper floor for office or residential conversion
- Great owner-user play

Sale Price: $600,000

Quick Stats

Building SF	5,957 SF
Floors	Two (2)
Year Built	1930
Occupancy	50%

Photos











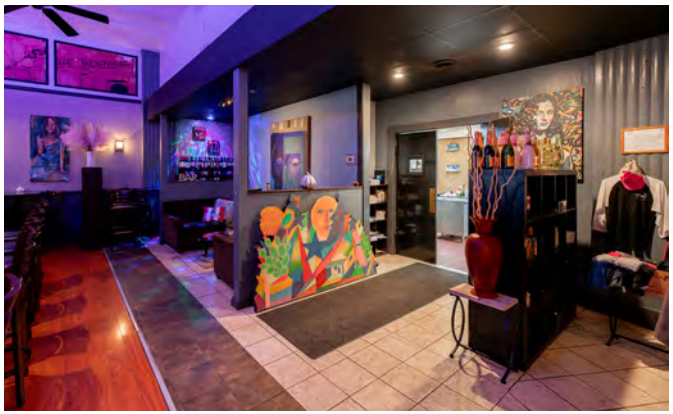


Photos















331,446	36.5	149,917	$78,892	14,679	212,483
Population (2025 | 5 Mile)	Median Age (2025 | 5 Mile)	Households (2025 | 5 Mile)	Household Income (2025 | 5 Mile)	Total Businesses (2025 | 5 Mile)	Total Employees (2025 | 5 Mile)





Old Brooklyn

Old Brooklyn presents a strong case for neighborhood-serving retail investment, supported by stable residential density and consistent daily traffic along primary corridors such as Pearl Road. The area's mix of long-term homeowners and renters creates reliable demand for service-oriented users including food and beverage, personal services, medical, and convenience retail. Retail spaces in Old Brooklyn often benefit from favorable pricing relative to nearby west-side submarkets, allowing for attractive redevelopment or repositioning strategies with manageable capital outlay. With excellent access to I-71 and I-480 and limited new retail construction, well-located, thoughtfully refreshed retail space can capture steady cash flow while benefiting from gradual appreciation driven by reinvestment and continued infill activity.

Things to do

Visit the Cleveland Metroparks Zoo
One of Cleveland's biggest attractions sits right on Old Brooklyn's edge, drawing steady foot traffic and visitors year-round with family-friendly events, seasonal programming, and the Rain Forest exhibit.

Explore the Neighborhood Parks & Green Space
Old Brooklyn offers easy access to nearby Metroparks trails and smaller neighborhood parks, making it appealing for residents who want green space without leaving the city.

Eat Along the Pearl Road Corridor
Pearl Road is lined with casual, locally loved restaurants, bakeries, and takeout spots—perfect for low-key dining that serves the surrounding residential base.

Attend Community Events & Local Fundraisers
From block parties to school and church festivals, Old Brooklyn has a strong neighborhood identity with frequent community-driven events that keep residents engaged and loyal to local businesses.







NEARBY DEVELOPMENT

MEMPHIS & PEARL

The Memphis & Pearl development is a planned mixed-use project at the corner of Memphis Avenue and Pearl Road in Cleveland's Old Brooklyn neighborhood. The project will introduce new multifamily residential units with ground-floor retail and community-oriented space, while preserving and repurposing portions of the historic church structure on the site. This marks the first major new residential construction in the area in decades and represents a significant investment in revitalizing the Pearl Road corridor.

Located along the same Pearl Road corridor as 4240 Pearl Road, this development signals growing momentum and long-term investment in the surrounding neighborhood. New residents and retail activity are expected to increase foot traffic, strengthen the commercial corridor, and improve overall visibility and demand for nearby properties. For buyers of 4240 Pearl Road, the Memphis & Pearl project enhances the location's future appeal by positioning it within an emerging mixed-use, walkable district with renewed community and economic activity.



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