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The Impact of Road Network Redevelopment on The Rental Value of Commercial Properties in Lapai Town, Niger State

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Abstract- This study assessed the impact of road network redevelopment on the rental value of commercial properties in Lapai Town, Niger State. Specifically, with the objective of identifying road redevelopment projects, examine trends in commercial property rental values before and after redevelopment, and evaluate the effect of road improvements on commercial property demand. A survey and quantitative research design was employed, targeting 246 respondents, including property owners, tenants, and real estate agents, selected through a convenience sampling technique. Primary data were collected using structured questionnaires. Data analysis involved both descriptive statistics and regression analysis. The findings revealed that road redevelopment significantly enhanced commercial property demand and rental values. Regression results indicated a strong positive relationship between road redevelopment and commercial property values ($R = 0.908$; $R^2 = 0.825$). The study concludes that road network redevelopment substantially contributes to the appreciation of commercial property values by improving accessibility, stimulating commercial activity, and enhancing the attractiveness of commercial zones. Recommendations include prioritizing continuous road maintenance, integrating infrastructure planning with commercial development, encouraging private sector participation, providing investment incentives along redeveloped roads, monitoring project impacts, and promoting awareness among property stakeholders.

Keywords: Rroad, Redevelopment, Properties. Rental Value.

I. INTRODUCTION

1.1 Background to the study

Commercial property otherwise known as real estate is primarily used for business activities rather than for residential purposes. It is specifically designed to generate interest, either by being rented or leased to tenants or by being utilized directly for commercial operations (Oluwaseun & Olasunkanmi, 2021). Commercial property plays a vital role in the economy because it serves as both an enabler of business activities and a driver of economic growth. It provides the physical platform such as offices, shops, factories, warehouses, and hotels where businesses operate, produce goods, and deliver services. By accommodating these activities, commercial properties create job opportunities, stimulate entrepreneurship, and encourage investment (Alao et'al, 2023).

Out of the various factors affecting commercial property value is accessibility provided through road infrastructure which is a critical determinant. Road network redevelopment brings about enhanced road access, playing an important role in shaping the commercial landscape by improving connectivity between business districts and consumer markets as well as fostering agglomeration effects, where commercial properties situated along newly redeveloped roads enjoy higher rental and capital values due to increased customer traffic, business competition, and optimal land use (Adebayo & Ogunleye 2021).

Road infrastructural network plays a critical role in urban development and economic activities, particularly in commercial zones where access and mobility are essential for business success. The condition and accessibility of roads significantly influence land use patterns, transportation costs, property values, and investment decisions (Alabi & Akinbode, 2019).

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In developing countries such as Nigeria, rapid urbanization and population growth have placed enormous pressure on existing infrastructure, prompting various levels of government to initiate redevelopment and upgrading of road networks (Oluwaseun & Olasunkanmi, 2021). These redevelopment efforts are often targeted at reducing traffic congestion, improving accessibility, and stimulating economic activity within urban centres. According to Adewumi et al. (2022), infrastructure improvements, especially in the transport sector, have a direct and measurable impact on the real estate market, as they tend to increase the rental value of properties, particularly commercial property located near upgraded roads.

Commercial property values are shaped by both intrinsic factors—such as building type, size, and structural condition—and extrinsic factors, including location, accessibility, and infrastructure adequacy (Alao et'al 2023). Redeveloped roads, is a major extrinsic factor, improve the attractiveness of commercial locations by facilitating ease of movement for goods, services, and customers. Efficient road networks not only reduce travel time but also enhance the business environment, thereby elevating the rental value of commercial spaces (Adebayo & Ogunleye, 2021).

Improvement on road network are likely to drive demand for strategically located commercial properties, resulting in increased rental values, especially in high-traffic areas (Olaniyi & Uche, 2020). In the context of Lapai Town, the Niger State Government has over the years embarked on an urban renewal project new road constructions, road network redevelopment and other vital urban stimulus with the aim of improving the life of the citizens. Lapai Town, is one such urban area experiencing infrastructural upgrades. The town has seen recent road network redevelopment projects targeted at enhancing connectivity between commercial districts and improving overall urban mobility. These efforts are expected to lead to increased business activity, higher demand for commercial space, and consequently, changes in rental values of commercial properties. This study, therefore, seeks to examine the impact of road network redevelopment on commercial property rental values in Lapai Town.

II. LITERATURE REVIEW

2.1 Concept of Commercial Property

The term commercial property (also known as commercial real estate, investment or income property) refers to buildings or land intended to generate a profit, either from capital gain or rental income (Kirsten, 2020). Commercial property can be seen as a building or land that is use for business it is also define as real estate approved and designed for retail or wholesale trade, hotel, restaurant, offices, clinics, shopping malls, stores, warehouses, light manufacturing, and other such uses but not for residential purposes. Also called commercial facility.
These properties are primarily used for business or income-generating purposes (Ekwuru et al., 2022). To support this view, Mehrhoof (2017) agreed that these properties are typically developed or acquired not for owner occupation but to generate returns through rental income or capital appreciation (Mehrhoof, 2017). A common feature of commercial properties is that they are occupied for the purpose of carrying out an industrial trade or profession on the expectation of profit and it is the profit which can be reasonably obtained or expected to be made on the premises in the long run. Emenike (2024) highlighted that commercial property management has become an essential mechanism for enabling investors to recoup capital invested in real estate.

The commercial property market plays a massive role in the overall real estate economy, offering long-term profitability but also demanding substantial initial capital and meticulous management. As Alao et al. (2023) point out, despite the challenges of high upfront investments and complexity in development, these properties remain highly profitable when well-managed. They highlight that various forms, including rental shops, warehouses, and resale developments, form a large portion of the market (Alao et al., 2023).

In today's dynamic environment, commercial real estate offers potential for stable income, high rental yields, and portfolio diversification, thanks in part to

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long-term leases and the ability to pass operating costs like taxes and insurance to tenants—especially in arrangements like triple net leases (Ghamari, 2024).

Commercial property rental value refers to the amount of money a commercial property owner is expected to earn from renting out a commercial property over a specific period, typically per month or per year. It reflects the fair market rate tenants are willing to pay, putting into consideration of the properties location, condition, size, and amenities. Essentially, it's the "market rent" for occupancy of comparable commercial spaces. This concept plays a crucial role in rental agreements and helps both landlords and tenants assess fair pricing. It also serves as a key parameter for appraisers, investors, and developers when evaluating the financial viability of real estate ventures

2.2 Road Network Redevelopment
Road redevelopment refers to the process of upgrading, reconstructing, or improving existing road infrastructure to enhance its capacity, safety, functionality, and overall service life (Oyesiku, 2020). It involves a combination of activities such as resurfacing, widening, realignment, installation of drainage systems, provision of pedestrian walkways, street lighting, and other facilities aimed at improving mobility and accessibility. Unlike the initial construction of a new road, road redevelopment focuses on modifying or modernizing existing road networks to meet current and future transportation demands. Redevelopment projects are often necessary due to factors such as increased traffic volume, structural deterioration of the road surface, urban expansion, changes in land use patterns, and the need to comply with modern engineering and safety standards.

The goals of road redevelopment typically include:
Enhancing Transportation Efficiency: Road redevelopment plays a crucial role in improving the efficiency of transportation systems by reducing travel time and minimizing traffic congestion. Upgraded roads with wider lanes, better intersections, and improved pavement quality allow for smoother vehicular flow, thereby enhancing connectivity between different parts of a town or region. According to Aderamo (2012), efficient road networks reduce vehicle operating costs, shorten delivery times, and improve accessibility to markets, schools, and healthcare facilities, ultimately boosting productivity.

Improving Safety for All Road Users: Redeveloped roads often incorporate modern safety features such as pedestrian sidewalks, dedicated bicycle lanes, proper signage, traffic lights, and improved lighting systems. These measures reduce the risk of accidents involving drivers, pedestrians, and cyclists. Federal Road Safety Corps (FRSC, 2020) emphasizes that the design and maintenance of road infrastructure are critical to preventing traffic crashes, as poor road conditions significantly contribute to accident rates in Nigeria.

Boosting Economic Activities: An improved road network enhances the movement of goods and services by connecting producers to markets and consumers more efficiently. In commercial hubs, redeveloped roads facilitate business operations by reducing logistical delays and transportation costs. Oyesiku (2020) notes that transportation infrastructure is directly linked to economic growth, as it supports trade, attracts investment, and promotes industrial development.

Supporting Urban Regeneration and Development: Road redevelopment projects often act as catalysts for urban regeneration by improving the physical appearance of an area, increasing land values, and attracting new investments. According to Alao et'al (2023), quality transportation infrastructure not only serves mobility needs but also stimulates property development, tourism, and urban renewal. In many towns, redeveloped roads lead to the establishment of new businesses, residential estates, and public spaces, contributing to sustainable urban growth

In urban and peri-urban contexts, road redevelopment can transform the socio-economic landscape of an area by increasing property accessibility, improving public transport connectivity, and stimulating real estate value appreciation, particularly for commercial properties.

2.3 Road network redevelopment and Commercial property rental value

Road network redevelopment encompassing activities such as upgrading existing roads, improving drainage systems, expanding capacity, and resurfacing has both direct and indirect effects on the rental value of commercial properties. Theoretically, road development is expected to have a positive impact on the rental value of commercial properties because improved road infrastructure enhances accessibility, connectivity, and visibility, making properties more attractive to businesses and leading to increased rental rates. One of the primary ways road redevelopment influences rental values is through enhanced accessibility and connectivity. Improved roads reduce travel time, ease the movement of customers, suppliers, and employees, and generally make commercial locations more attractive. This increased accessibility often leads to higher demand for commercial space, which can drive up rental values. Otegbulu and Adewunmi (2019) highlight accessibility as a key determinant of commercial property values, noting that improved transportation infrastructure tends to trigger upward adjustments in rents. Similarly, Babawale and Adewunmi (2021) observe that road upgrades enhance locational advantages, which positively influence rental performance

Redeveloped road networks can stimulate economic vibrancy by facilitating the smooth flow of goods and services, reducing delivery delays, and attracting more customers to commercial hubs. Higher commercial activity increases the turnover potential for businesses, enabling property owners to justify higher rents. Adebayo and Ogunleye (2021) found that commercial properties located along improved road corridors often experience significant appreciation in rental values due to increased business viability. This aligns with the findings of Adegbite and Hassan (2022), who reported that road improvements in central business districts tend to boost retail sales and attract new investments, both of which exert upward pressure on rental rates.

Road network redevelopment projects often integrate improvements such as better street lighting, landscaping, enhanced drainage, and pedestrian walkways. These upgrades improve the visual appeal, safety, and overall perception of commercial areas. An enhanced urban image can reposition a location as a premium business environment, resulting in rental value appreciation (Adebayo & Eze, 2019).

Functional road networks can reduce operational costs for businesses by minimizing vehicle wear-and-tear, cutting delivery delays, and reducing transportation disruptions. Lower operational expenses enhance location desirability, allowing landlords to command higher rents. Empirical evidence supports the positive association between road redevelopment and commercial property rental values. Aniagolu et al. (2018) found that road infrastructure improvement in Ogui New Layout, Enugu, significantly increased the rental values of both residential and commercial properties Ayodele and Fayomi (2025) conducted a study examining the influence of road construction on property values in selected peri-urban areas of Ibadan, Oyo State, Nigeria. Using a cross-sectional survey design, questionnaires, descriptive statistics revealed that road construction generally enhanced accessibility, reduced traffic diversions, and increased vehicular speeds, thereby contributing positively to business operations and stimulating property investment in the study areas. The authors concluded that while road construction has the potential to drive property value appreciation, it also introduces environmental and social risks that require careful mitigation.

In summary, the literature consistently shows that road network redevelopment enhances accessibility, stimulates commercial activity, improves the urban image, and reduces operational costs, all of which contribute to increased rental values for commercial properties.

III. METHODOLOGY

This study employed a survey and quantitative research design, which is appropriate for collecting data directly from a population to understand their views, experiences, and behaviours regarding a particular phenomenon.In this case, the impact of road network redevelopment on commercial property rental values in Lapai Town. The survey design is particularly suited for this study because it allows the researcher to gather first hand, quantifiable data from a large number of respondents within a relatively short period. It is also cost-effective and facilitates the collection of both subjective perceptions and objective information related to property values and infrastructural changes. Moreover, it supports the use of both descriptive and inferential statistical tools for data analysis, making it suitable for studying the relationship between variables (Olujide, 2020). The quantitative approach was adopted, relying primarily on the use of structured questionnaires administered to the commercial property occupants and the real estate PR actioners in the study area This approach is chosen to ensure uniformity in the questions asked, thereby allowing for easy coding, comparison, and statistical analysis of responses.

3.2 Study Population

The target population for this study comprises commercial property stakeholders in Lapai Town, including property owners, tenants, and real estate agents. These groups were selected because they possess firsthand knowledge of changes in commercial property rental values and the potential influence of road network redevelopment on commercial viability and demand. Lapai Town has approximately five major commercial streets where road redevelopment project is currently taking place which is the research area of coverage. (Amali Road, Jantabo Road, State Locust, Mayaki Road, Malle, Etsu Road),all with a total population 641 commercial properties and active real estate practitioners (Lapai Local government Revenue department, 2025)

3.3 Sample and Sampling Technique

$$n = \frac{\mathrm{N}}{1 + \mathrm{N}(\mathrm{e})^2}$$

Where, N=Population; n=Sample; e=Level of significant and 1=constant

$$n = \frac{641}{1 + 641\ (0.05)^2} = \frac{641}{1 + 641\ (0.0025)} = \frac{641}{2.6025} = 246.3$$

A convenient sampling technique was employed to select 246 participants from various commercial zones within the study area. This non-probability sampling method is justified due to its practicality and accessibility, especially when dealing with a dispersed population in a field setting with time and resource limitations. It allows the researcher to select readily available and willing participants, ensuring that data collection is efficient and timely. However, Out of the 246 questionnaires administered, a total of 172 were duly completed and returned, representing a response rate of approximately 70%

IV. RESULTS AND DISCUSSION

4.1 Road Network Development Project

Table 4.1: Redevelopment Activities in the studyArea

Redevelopment Activity	Frequency (f)	Percentage (%)
Road resurfacing/repaving	48	27.91
Construction of new roads	36	20.93
Expansion of existing roads	28	16.28
Installation of drainage and streetlights	38	22.09
None of the above	22	12.79
Total	172	100

Table 4.1shows that road resurfacing or repaving was the most common activity, with 27.91% of respondents noting its occurrence, followed by the installation of drainage and streetlights (22.09%), construction of new roads (20.93%), and expansion of existing roads (16.28%). A smaller portion of respondents (12.79%) indicated that none of the listed redevelopment activities had taken place. This suggests that while several road improvement

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projects have been implemented, their scope and coverage vary across the town

Table 4.2: Overall Quality of Road Network Redevelopment

Quality Rating	Frequency (f)	Percentage (%)
Very Poor	12	6.98
Poor	32	18.6
Average	64	37.21
Good	48	27.91
Very Good	16	9.3
Total	172	100

Table 4.2 shows that 37.21% of respondents rated the overall quality of road redevelopment as average, 27.91% rated it good, 18.6% rated it poor, and 9.3% considered it very good. Only a few respondents (6.98%) rated the quality as very poor. This distribution suggests that while road redevelopment projects are generally perceived positively, there are still areas where the quality of implementation could be improved to meet residents' expectations.

4.3 Trends in commercial Property Rental Values

Table 4.3: Observed Changes in Rental Values after Road Redevelopment

Change in Rental Values	Frequency (f)	Percentage (%)
Significant increase	48	27.91
Slight increase	62	36.05
No change	36	20.93
Slight decrease	16	9.3
Significant decrease	10	5.81
Total	172	100

Regarding changes in commercial property rental values following road redevelopment, Table 4.4 shows that 36.05% of respondents observed a slight increase, while 27.91% reported a significant increase. A smaller proportion of respondents noted no change (20.93%), slight decreases (9.3%), or significant decreases (5.81%). This indicates that road redevelopment has generally led to an upward trend in rental values, reflecting the positive impact of improved infrastructure on the commercial property market in Lapai.

Table 4.4: Approximate Percentage Increase in Rental Values after Road Redevelopment

Percentage Increase	Frequency (f)	Percentage (%)
Less than 10%	20	11.63
10–20%	58	33.72
21–30%	52	30.23
31–40%	28	16.28
Above 40%	14	8.14
Total	172	100

Among respondents who observed rental value increases in Table 4.5, 33.72% reported an increase of 10–20%, 30.23% reported 21–30%, 16.28% reported 31–40%, and 8.14% reported increases above 40%. Only 11.63% experienced increases of less than 10%. This distribution shows that most respondents experienced moderate increases in rental values, suggesting that road redevelopment positively influences property valuation to a substantial degree

4.5 Effect of Road Redevelopment on Property Demand

Table 4.5: Effect of Road Network Development on Demand for Commercial Properties

Response	Frequency (f)	Percentage (%)
Very Low	6	3.49
Low	20	11.63
Moderate	58	33.72
High	62	36.05
Very High	26	15.12
Total	172	100

When rating the effect of road redevelopment on demand for commercial properties, 36.05% of respondents rated it high, 33.72% moderate, 15.12% very high, 11.63% low, and 3.49% very low. This indicates that road development has a notable influence on the demand for commercial properties, with the majority perceiving it as moderate to high.

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Table 4.6: Importance of Road Network Quality in Determining Commercial Property Rental Values

Response	Frequency (f)	Percentage (%)
Not Important	4	2.33
Slightly Important	14	8.14
Moderately Important	32	18.6
Important	62	36.05
Very Important	60	34.88
Total	172	100

Respondents overwhelmingly recognized the importance of road network quality in determining commercial property rental values. About 36.05% considered it important, 34.88% very important, 18.6% moderately important, 8.14% slightly important, and only 2.33% not important. These findings confirm that infrastructure quality, especially roads, is a critical factor influencing property values and rental pricing decisions in Lapai.

Table 4.7 Regression Model Summary

Model	R	R Square	Adjusted R Square	Std. Error of the Estimate
1	.908[a]	.825	.824	.50266

Model		Sum of Squares	df	Mean Square	F	Sig.
1	Regression	180.640	1	180.640	714.937	.000[b]
	Residual	38.405	170	.253		
	Total	219.045	171			

Model		Unstandardized Coefficients		Standardized Coefficients	t	Sig.
		B	Std. Error	Beta		
1	(Constant)	.568	.143		3.977	.000
	Road Development	.855	.032	.908	26.738	.000

Table 4.10 presents the results of a simple linear regression examining the influence of road redevelopment on commercial property values in Lapai, Niger State. From the results, the correlation coefficient (R) was 0.908, indicating a strong positive relationship between road redevelopment and commercial property values in the study area. The coefficient of determination (R^2) was 0.825, suggesting that approximately 82.5% of the variation in commercial property values can be explained by road redevelopment, while the remaining 17.5% is attributable to other factors not included in the model. The F-statistic of 714.937 with a p-value of 0.000 indicates that the regression model is statistically significant at the 5% level. This means that road redevelopment has a significant overall effect on commercial property values in Lapai. Therefore, the null hypothesis, which states that road redevelopment has no significant effect on commercial property values, is rejected. The unstandardized coefficient for road redevelopment is 0.855, which implies that for every one-unit increase in the road redevelopment index, commercial property values increase by 0.855 units, holding other factors constant. The relationship is positive and statistically significant ($p < 0.05$), indicating that road redevelopment substantially contributes to the appreciation of commercial property values in Lapai

4.2 Discussion of Finings

The findings of this study demonstrate that road redevelopment in Lapai has a significant and positive

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effect on commercial property demand and rental values. From the descriptive analysis, a large proportion of respondents reported an increase in the number of tenants and businesses following road improvements, with 65.11% indicating either a slight or significant increase. Similarly, the majority of respondents rated the effect of road redevelopment on demand for commercial properties as moderate to high, and nearly 71% recognized road network quality as either "important" or "very important" in determining rental values. These outcomes highlight the central role of transport infrastructure in shaping the vibrancy of local commercial property markets.

The regression results further reinforce this relationship. The high correlation coefficient ($R = 0.908$) and coefficient of determination ($R^2 = 0.825$) suggest that road redevelopment explains more than 80% of the variation in commercial property values in Lapai. The positive regression coefficient ($B = 0.855$) indicates that improvements in road infrastructure directly translate to increases in commercial property values. This statistically significant relationship ($p < 0.05$) confirms that road redevelopment is a key driver of commercial property appreciation in the study area. These findings are consistent with theoretical expectations that improved road infrastructure enhances accessibility, connectivity, and visibility of commercial areas, thereby making them more attractive to businesses and tenants. Enhanced accessibility reduces travel time, improves mobility for customers, employees, and suppliers, and stimulates commercial activity—all of which contribute to higher rental values. The results align closely with existing literature. Babawale and Adewunmi (2021) reported that road upgrades improve locational advantages and rental performance, which mirrors the significant relationship observed in Lapai. The positive effect of road redevelopment on economic vibrancy also resonates with the findings of Adebayo and Ogunleye (2021), who established that properties along improved road corridors appreciate in rental value due to enhanced business viability. Adegbite and Hassan (2023) also reported that road improvements boost retail sales and attract new investments in central business districts, similar to the increased commercial activity reported in this study.

The current findings also support empirical evidence from other Nigerian contexts. Aniagolu et al. (2018) in Enugu and Bello and Olatoye (2017) in Ibadan both reported significant increases in commercial rental values following road infrastructure improvements. Ayodele and Fayomi (2025) confirmed that road construction enhanced accessibility and business operations in peri-urban Ibadan, thereby stimulating property investments.

Overall, this study corroborates a broad body of evidence showing that road redevelopment projects have both direct and indirect positive impacts on commercial property rental values. In Lapai, Niger State, the redevelopment of road networks has not only attracted more tenants and businesses but also driven significant appreciation in property values, confirming that infrastructure quality remains a central determinant of property market performance

V. CONCLUSION

This study examined the impact of road network redevelopment on the rental value of commercial properties in Lapai Town, Niger State. The results shows that a majority of respondents observed an increase in tenants and commercial activity following road improvements, while most respondents considered road network quality an important determinant of rental pricing. Regression analysis further confirmed that road redevelopment accounts for a substantial portion of the variation in commercial property values in Lapai, with a strong positive and statistically significant relationship ($P<0.05$). In conclusion, the study affirms that investment in road infrastructure is a critical driver of urban economic development and property market performance. Road network redevelopment not only stimulates commercial activities and property demand but also enhances the overall attractiveness and functionality of commercial zones.

5.3 Recommendations

Based on the findings of this study, the following recommendations are proposed to enhance the impact of road network redevelopment on commercial property values in Lapai Town:

i. The study revealed that road quality significantly influences commercial property demand and rental values. Therefore, local government and relevant authorities should ensure that road redevelopment projects are maintained regularly through proper resurfacing, drainage improvements, and street lighting. This will sustain accessibility and the attractiveness of commercial areas, ensuring continued property value appreciation.
ii. Road redevelopment should be coordinated with commercial planning to maximize its positive impact on property markets. Strategic planning can include the expansion of commercial hubs along upgraded roads, provision of adequate parking spaces, and the development of pedestrian-friendly walkways. This will increase the appeal of commercial properties to tenants and businesses, further stimulating rental demand.
iii. The study showed increased tenancy and commercial activity along redeveloped road networks. Local authorities can provide tax breaks, reduced permit fees, or other incentives to encourage businesses to establish themselves along these roads, thereby sustaining commercial vibrancy and enhancing property values.

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