

Figure 4. Estimated Price Impact following New Commercial Development

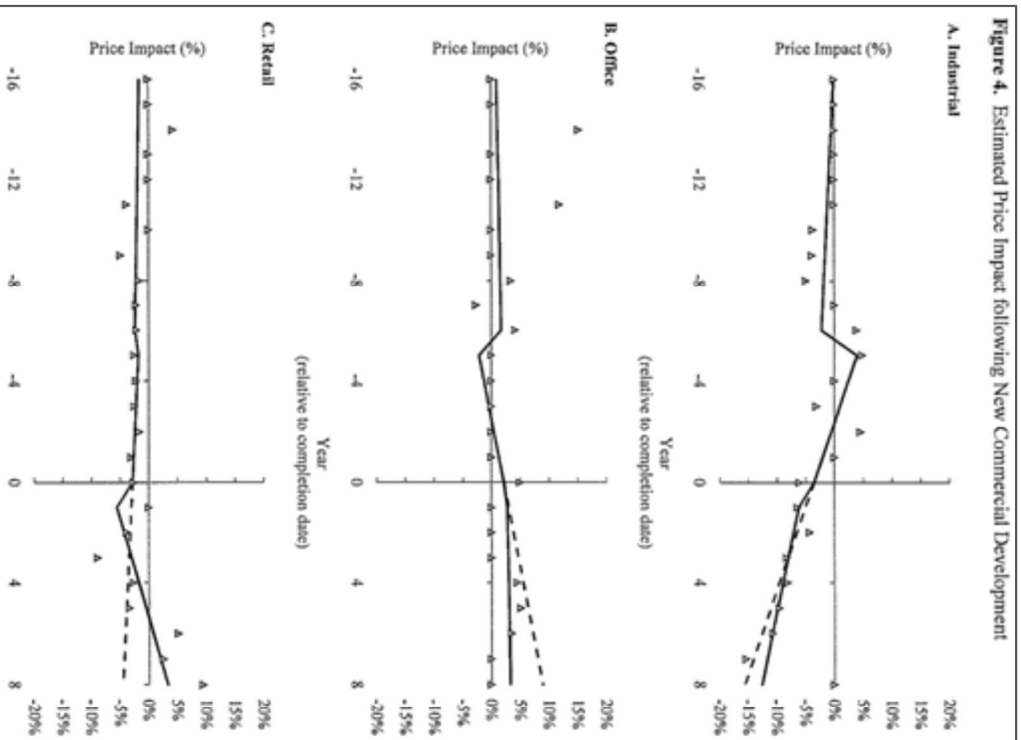
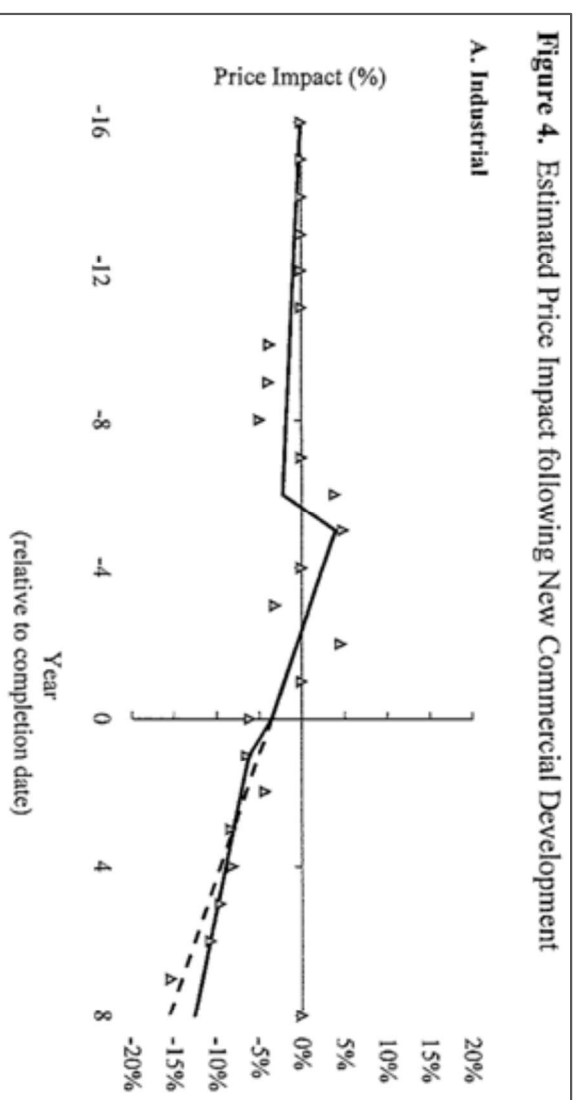


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The Impact of Commercial Development on Surrounding Residential Property Values
 (Jonathan A.Wiley, PhD, April 2015)