



*Your guide to*  
**TAMPA'S**  
*suburbs*

2025 EDITION



## I'm Kayla!

As a Tampa native, I've seen this city evolve and embrace new faces while maintaining that local-centric pride.

In this guide, I look forward to sharing what makes Tampa such a special place to call home.

### ***A few things about me...***

- Mom to 2 boys
- I love iced lattes
- Christ follower
- Holistic wellness nerd
- Christmas is my favorite season
- Never lived outside of Florida

### **What I love about living in Tampa...**

ALWAYS SOMETHING TO DO

243 DAYS OF SUNSHINE

PLENTY OF FRIENDLY  
SUBURBS

CONVENIENTLY LOCATED TO  
TAKE MINI TRIPS TO OTHER CITIES



*my favorite sandwich shop*  
**Wrights Gourmet House**



# Get to know Tampa

## QUICK FACTS

- 3rd largest city in Florida
- Named the “Sunshine City” with 361 average days of sunshine each year
- Home of the first Cuban sandwich
- Known for its craft brewing scene
- Once known as the Cigar Capital of the World
- Hosts an annual pirate invasion in Tampa Bay called Gasparilla

## DEMOGRAPHICS

- 403,364 residents (2023 census)
- Median age: 35
- Dog friendly
- Mixed demographic of young professionals, families & retirees







# Tampa FAQs

## COST OF LIVING

As of 2023, the cost of living score was between 105 and 110, with 100 being the national average. So, while it's not as cheap as smaller cities or rural areas, it remains a relatively affordable option compared to other major cities in Florida, like Miami or Orlando.

Home prices have risen significantly over the past few years, especially in desirable neighborhoods. The median home price in Tampa ranges from \$380,000-\$420,000, which is higher than the national average.

Utility costs are relatively moderate, although hot summer months can drive up electricity bills due to air conditioning use.

## TRAFFIC

I-275 is the main interstate running through Tampa, connecting downtown to surrounding areas and across the bay to St. Petersburg. It's heavily trafficked, particularly during rush hours.

Another key corridor is I-4, which connects Tampa to Orlando. Traffic here can be particularly heavy during rush hours, as well as around the exits leading to the stadium or the airport.

Other main roads are I-75 and SR-589 (a toll road).

Tampa is more car-dependent than some cities, and while gas prices in Florida are typically around the national average, you'll likely need a car for commuting.



# Tampa FAQs

## JOB MARKET

The job market in Tampa has seen significant growth in recent years and is generally strong and diverse.

Tampa has a robust *healthcare industry*, with major hospitals and medical centers like Tampa General Hospital, Moffitt Cancer Center and St. Joseph's Hospital.

Tampa's *tech scene* has been expanding with the presence of companies like Tech Data and ConnectWise.

There are also a significant number of *financial institutions*, including companies like Citi Bank, JPMorgan Chase and Raymond James Financial.

Other sectors include hospitality, construction, education and manufacturing.

## COMMUNITY RESOURCES

Tampa offers a wide variety of community resources that cater to different needs, ranging from health and social services to housing assistance, education and food programs.

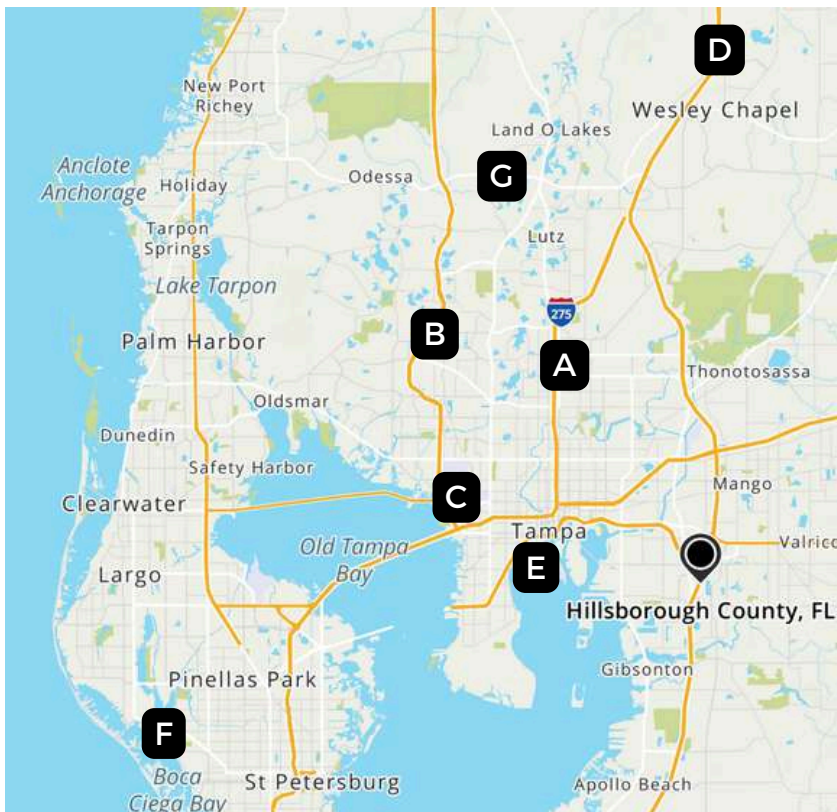
Many of these services are low-cost or free, and may have eligibility requirements, so it's always a good idea to contact the organization directly for more information.



# Tampa At a Glance

Tampa has something for everyone. From a vibrant downtown scene to quieter family neighborhoods, you are guaranteed to find an area you love. One feature you'll find throughout Tampa?

Plenty of parks, farmers markets, shopping & restaurants!



- A** For a quick commute to Tampa
- B** Centrally located to downtown, restaurants & shopping
- C** Tampa International Airport
- D** Growing suburb with new construction opportunities
- E** Walk + Bike friendly riverwalk with access to museums, restaurants, shopping & more
- F** White-sand beaches
- G** Recreational lakes for boating and fishing

# Welcome to the neighborhood:

## *Seminole Heights*

### Key traits:

- One of Tampa's first suburban communities
- Bungalows and newly built single-family homes
- Mature oak-lined streets
- Monthly farmers market
- Known for its evolving local food scene and craft beer culture
- Has experienced significant gentrification and while it has retained much of its historic charm, the neighborhood has also seen an influx of new businesses, renovated properties and rising home values



### Zip Code

33626, 33607, 33615, 33634,  
33635, 33685

### Median Price

\$444,500 (as of January 2025)

### Nearby amenities

- 2 miles to Publix & Walmart
- Armature Works for river views, dining, live music & more
- Easy access to interstate I-275
- Green ARTery offers a network of trails perfect for walking, biking, or jogging

# Welcome to the neighborhood:

## *Hyde Park*

### Key traits:

- One of Tampa's oldest & most desirable neighborhoods, located just south of downtown
- Bungalows, revivals and newer built single-family homes & townhomes
- Mature oak-lined streets
- Monthly farmers market
- Home to a wide variety of dining options and a vibrant nightlife scene
- Known for being highly walkable with close proximity to parks & to the waterfront



### Zip Code

33606

### Median Price

\$650,000 (as of January 2025)

### Nearby amenities

- 3 miles to Whole Foods Market
- Walkable Hyde Park Village for dining & shopping
- Easy access to nearby toll road SR-589
- 7 miles to Tampa International Airport
- Bayshore Boulevard for walking & biking



# Welcome to the neighborhood:

## *Carrollwood*

### Key traits:

- A suburb located in the northern part of Hillsborough County, about 10 miles from downtown Tampa
- Well-established neighborhood, lined with mature trees
- Single-family homes, condos & townhomes
- Monthly farmers market
- Easy access to amenities like grocery stores and shopping, as well as parks and playgrounds
- Private ski lakes, Lake Carroll & Lake Magdalene



### Zip Code

33626, 33607, 33615, 33634  
33635, 33685

### Median Price

\$693,500 (as of January 2025)

### Nearby amenities

- 15 minutes to ZooTampa
- Carrollwood Village Park for the dog park, playground, splash pad & skate park
- 8 miles to Westfield Citrus Park Mall
- Carrollwood Cultural Center for plays, concerts, exhibits & more

# Welcome to the neighborhood:

## *Riverview*

### Key traits:

- A rapidly growing suburban community located in Hillsborough County, 13 miles southeast of downtown Tampa
- Transitioning from a more rural area into a bustling suburban community
- Single-family homes, villas & townhomes
- Mix of master planned communities and non-deed restricted communities
- Known for it's many outdoor recreation opportunities and easy access to Downtown Tampa



### Zip Code

33534, 33568, 33569, 33573  
33578, 33579

### Median Price

\$395,000 (as of January 2025)

### Nearby amenities

- 3 miles to Target, Publix & dining options
- Easy access to interstate I-75
- Topgolf for golfing, dining & games
- Hiking, camping, kayaking and more at Alafia River State Park



# Welcome to the neighborhood:

## *Lutz*

### Key traits:

- A suburban community located in northern Hillsborough County, about 15 miles north of downtown Tampa
- Offers a blend of peaceful residential living with access to modern conveniences
- Characterized by large lots, mature trees, and a mix of residential properties, from single-family homes to equestrian estates
- Has mom and pop restaurants, so residents often travel to nearby areas for bigger retail & dining options



### Zip Code

33548, 33549, 33558, 33559

### Median Price

\$602,500 (as of January 2025)

### Nearby amenities

- Easy access to interstate I-275
- 10 miles to Tampa Premium Outlet mall
- 5 miles to Publix, Walmart & Target
- Lake Park for a playground, fishing, kayaking, BMX & other outdoor activities

# Welcome to the neighborhood:

## *Westchase*

### Key traits:

- A suburban master planned community, about 16 miles from downtown Tampa
- Single-family homes, condos & townhomes
- Known for its friendly atmosphere, well-maintained properties and downtown area with shopping and restaurants
- Has an active homeowners association that organizes community events such as holiday parades, concerts and farmers' markets



### Zip Code

33626, 33607, 33615, 33634  
33635, 33685

### Median Price

\$787,500 (as of January 2025)

### Nearby amenities

- 6 miles to Target & Whole Foods Market
- Walkable downtown area with dining & shopping
- Easy access to nearby toll road SR-589
- Westchase Golf Club, a par-72 course



# Welcome to the neighborhood:

## *Land O'Lakes*

### Key traits:

- A community located in Pasco County, about 20 miles north of downtown Tampa
- Named after the numerous lakes in the region, offering boating & fishing
- Single-family homes, condos, villas & townhomes
- Mix of master planned communities with amenities, as well as non-deed restricted communities
- A popular choice due to its semi-rural living while still being close to amenities such as shopping, dining & entertainment



### Zip Code

34637, 34638, 34639

### Median Price

\$404,990 (as of January 2025)

### Nearby amenities

- 5 miles to Tampa Premium Outlet mall
- Easy access to nearby toll road SR-589 and interstate I-75
- A quick drive to Publix, Walmart & Target
- Flying Squirrel trampoline park

# Welcome to the neighborhood:

## *Wesley Chapel*

### Key traits:

- A growing community located in Pasco County, about 25 miles north of downtown Tampa
- Several neighborhood communities that cater to active lifestyles, offering amenities like playgrounds & a community pool
- Single-family homes, villas, condos & townhomes
- Mix of master planned communities and non-deed restricted communities
- Home to the area's first lagoon master planned community, Epperson



### Zip Code

33543, 33544, 33545, 33559

### Median Price

\$421,990 (as of January 2025)

### Nearby amenities

- 5 miles to The Shops at Wiregrass mall
- Easy access to interstate I-75
- A quick drive to Publix, Walmart & Target
- Florida Avenue Brewing for craft beer
- Hiking at Cypress Creek Preserve



# Welcome to the neighborhood:

## *Dade City*

### Key traits:

- A small town located in Pasco County, about 40 miles north of downtown Tampa
- Known for it's Southern Hospitality and scenic countryside
- Mostly single-family homes
- Offers a slow-pace, small-town atmosphere with local shops & mom-and-pop restaurants, while still being relatively close to larger urban amenities
- Has a significant number of horse farms and equestrian estates, attracting people who enjoy country living



### Zip Code

33523, 33525, 33526

### Median Price

\$380,000 (as of January 2025)

### Nearby amenities

- 2 miles to Walmart & Publix
- Easy access to interstate I-75
- Hiking at the Withlacoochee State Forest
- Giraffe Ranch offers a unique safari experience where you can get up close to giraffes, zebras & other exotic animals

# Welcome to the neighborhood:

## *Plant City*

### Key traits:

- A charming rural community located in Hillsborough County, 25 miles east of downtown Tampa
- An ideal place for those who prefer a slower lifestyle and country living
- Mostly single-family homes
- Most known for its strawberry production
- Hosts their annual Florida Strawberry Festival, celebrating the harvest with rides, live entertainment & food



### Zip Code

33563, 33564, 33565, 33566

### Median Price

\$350,000 (as of January 2025)

### Nearby amenities

- 8 miles to Walmart & Publix
- Easy access to interstate I-75
- U-pick strawberries and sunflowers at Three Son Farms
- Keel & Curley Winery for wine tasting & farm tours



# Recurring Events

## FIRST FRIDAYS

- Downtown St. Pete | St. Pete
- Westchase Town Center | Westchase
- Ybor City Historic District | Tampa
- Armature Works | Tampa
- Market Elaine | Wesley Chapel

## ANNUAL FESTIVALS

- Florida Strawberry Festival | Plant City
- Kumquat Festival | Dade City
- Florida State Fair | Tampa
- Tampa Bay Oktoberfest | Tampa
- Tampa Greek Festival | Tampa
- Tampa Bay Blues Festival | St. Pete
- Gasparilla Music Festival | Tampa
- Tampa Bay Beer Week | Tampa & St. Pete

## ANNUAL PARADE

Gasparilla pirate invasion + a parade for families and another open to the general public





# Tampa *Coffee & Bakeries*

## COFFEE

- [Spaddy's Coffee Co](#) | Tampa
- [Willa's Provisions](#) | Tampa
- [Caffeine Roasters](#) | Tampa
- [Casa Azul](#) | Tampa
- [Latte Vino](#) | Land O' Lakes
- [Foxtail Coffee](#) | Multiple Locations
- [Coffee Me](#) | Carrollwood
- [Provisions Coffee](#) | Wesley Chapel
- [Macando Coffee Roasters](#) | Wesley Chapel
- [The Perfect Press Coffee Co.](#) | Carrollwood

## BAKERIES & DONUTS

- [Wright's Gourmet House](#) | Tampa
- [Bakery-X LLC](#) | Wesley Chapel
- [Kinka's Bakery](#) | Wesley Chapel
- [Alessi Bakery](#) | Tampa
- [Elevenes Co](#) | Tampa
- [Sucre Table](#) | Tampa
- [La Segunda](#) | Tampa
- [Olga's Bakery](#) | Dade City
- [Hole in One Donuts](#) | Lutz





# Tampa *Sweet Treats*

## ICE CREAM

- [Bo's Ice Cream](#) | Seminole Heights
- [The Yard Milkshake Bar](#) | Carrollwood
- [Ice Dreammm Shop](#) | Multiple Locations
- [Uptown Creamery](#) | Dade City
- [Astro Craft Ice Cream](#) | Wesley Chapel
- Campbell's Dairyland | Brandon
- [Bright Ice Scoop Shop](#) | Tampa
- [The Revolution Ice Cream Co](#) | Multiple Locations
- [Dairy Joy](#) | Tampa

## DESSERT

- [HaleLife Bakery](#) | Wesley Chapel
- [The Cake Girl](#) | Carrollwood
- [Gretchen's Goodies](#) | Riverview
- [The Cake Drip](#) | Tampa
- [Dough](#) | Tampa
- [Toffee to Go](#) | Tampa





# Tampa *Lunch Spots*

## NON-CHAIN



- [Wright's Gourmet House](#) | Tampa
- [Gulf Coast Sourdough House](#) | Seminole Heights
- [Oxford Exchange](#) | Tampa
- [Sparkman Wharf](#) | Tampa
- [Ulele](#) | Tampa
- [Armature Works](#) | Tampa
- [On Swann](#) | Tampa
- [Mel's Hot Dogs](#) | Tampa
- [Taco Dirty](#) | Tampa
- [Graze 1980](#) | Tampa
- [West Tampa Sandwich Shop](#) | Tampa

## CHAIN



- [Naked Farmer](#) | Multiple Locations
- [Chuck Lager](#) | Multiple Locations
- [Fresh Kitchen](#) | Multiple Locations
- [Noble Crust](#) | Multiple Locations



# Tampa *Dinner Spots*

## FAMILY FRIENDLY

- [Doc B's](#) | Tampa
- [Whiskey Cake Kitchen & Bar](#) | Tampa
- [Florida Cracker Fish Co.](#) | Carrollwood
- [Pop Stroke](#) | Wesley Chapel
- [Rick's on the River](#) | Tampa
- [Ford's Garage](#) | Wesley Chapel
- [Columbia Restaurant](#) | Ybor City
- [Ulele](#) | Tampa



## ADULTS NIGHT OUT

- [Rooster & The Till](#) | Seminole Heights
- [The C House](#) | Seminole Heights
- [Cooper's Hawk Winery](#) | Wesley Chapel
- [Oystercatchers](#) | Tampa
- [Water + Flour](#) | Tampa
- [Bern's Steakhouse](#) | Tampa
- [Steelbach](#) | Tampa







# Tampa *Smoothies & Breakfast*

## BOWLS & SMOOTHIES

- [Sweet Soul](#) | Tampa
- [Raining Berries](#) | Multiple Locations
- Tutti Frutti Cafe | Wesley Chapel
- The Smoothie Shop | Riverview
- [Grain & Berry](#) | Multiple Locations
- [Kwench Juice Cafe](#) | Westchase
- [Soho Juice Co.](#) | Tampa
- [Bare Blends](#) | Tampa

## BREAKFAST/BRUNCH

- [Oxford Exchange](#) | Tampa
- [Willa's](#) | Tampa
- [Maple Street Biscuit Company](#) | Multiple Locations
- [Daily Eats](#) | Tampa
- [Shelly's Cafe](#) | Tampa
- [The Breakfast Nook](#) | Land O' Lakes
- [The Bean Bar Co.](#) | Carrollwood
- [Revelation's Cafe](#) | Lutz







# Tampa

## *Things to Do*

### MISC

- [The Candle Pour](#) | Tampa
- [Armature Works](#) | Tampa
- [Sparkman Wharf](#) | Tampa
- [KRATE at The Grove](#) | Wesley Chapel
- [Tampa Riverwalk](#) | Tampa
- [Cigar's International](#) | Wesley Chapel
- [Straz Center for the Performing Arts](#) | Tampa
- [Carrollwood Cultural Center](#) | Carrollwood

### FAMILY FUN

- [Giraffe Ranch](#) | Dade City
- [Glazer Children's Museum](#) | Tampa
- [Old McMicky's Farm](#) | Odessa
- [Museum of Science and Industry](#) | Tampa
- [The Florida Aquarium](#) | Tampa
- [Zoo Tampa](#) | Tampa
- [Main Event](#) | Wesley Chapel
- [TECO Street Car](#) | Tampa
- [Rapraeger Family Farms](#) | Odessa



# Tampa Shopping

## MALLS

- [The Shops at Wiregrass](#) | Wesley Chapel
- [Tampa Premium Outlets](#) | Wesley Chapel
- [International Plaza](#) | Tampa
- [Citrus Park Town Center](#) | Westchase
- [Brandon Exchange](#) | Brandon
- [Westshore Plaza](#) | Tampa



## OTHER

- [Hyde Park Village](#) | Tampa
- [Downtown Dade City](#) | Dade City
- [Downtown Plant City](#) | Plant City
- The Grove | Wesley Chapel
- [KRATE at the Grove](#) | Wesley Chapel



# The Home Search

When it's the right time, I'm here to help you find the perfect place to call *home*.

Here's how we can kick off your home search:



01

## Schedule a relocation consultation

We'll begin with a personalized consultation to discuss your relocation plans, preferences and budget. Whether you have a clear vision or need some guidance, I'm here to help you define your priorities and make informed decisions.

02

## Get set up on an automated MLS search

I'll create a personalized search for you through the MLS (Multiple Listing Service), where you'll receive listings before they hit popular sites like Zillow. This way, you'll be among the first to know about new properties that meet your criteria.

03

## Access to off-market listings

Beyond what's listed online, I'll also leverage my real estate network to keep an eye on exclusive off-market listings that might be a perfect fit for you.



# Thank you.

I hope you found this guide helpful and should you decide to buy a home in the Tampa Bay area, I'd love the opportunity to work *with* you.

I'm here as a resource should you have any additional questions or concerns about the buying process or homeownership in general.

*Kayla Buckson*

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real



For the skinny on  
Tampa living, make  
sure to follow me on IG!

Follow me on Instagram for the latest local intel, real estate updates, my favorite spots, upcoming events and so much more!

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