



Guide to TAMPA'S

MOST POPULAR SUBBURBS



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A little about me

My family moved to Florida in 1993. Years later, when it was time to build a life of my own, I chose Tampa — because this city offered everything I wanted for my family and our future.

Today, as a real estate professional, I have the privilege of helping other families make that same life-changing move to a place I truly love.

If you're tired of cold winters, high taxes, and constant traffic, I get it. You're looking for safe, family-friendly communities, great schools, year-round sunshine, and easy access to the beach... the kind of lifestyle that just feels better.



Inside this guide, you'll find a clear look at Tampa's top neighborhoods, school options, commute times, and the local spots that make each area unique. My goal is to give you real, practical insight into what everyday life actually looks like here—whether you're drawn to vibrant city living, quiet suburbs, or something more laid-back.

Because moving isn't just about finding a house. It's about finding the right community, the right lifestyle, and the right fit for your family.

So let's explore what makes Tampa such a special place to call home—and help you take the next step with confidence.

This guide includes

Population

Median Income

Median Age

Niche
School Ratings

Median Home
Price

Information provided is based on publicly available sources, including Niche.com, U.S. Census data, Redfin, and MLS listings. Accuracy is not guaranteed and is subject to change.

Get to know South Tampa Neighborhood

QUICK FACTS

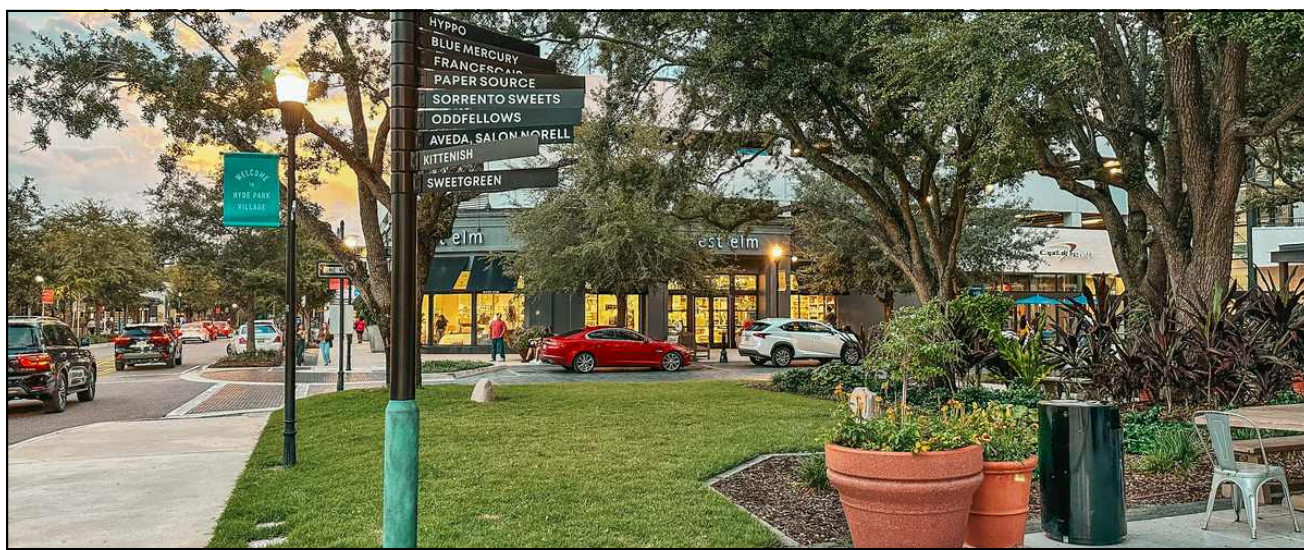
- **Location & Geography:** South Tampa sits on the peninsula south of downtown Tampa between Tampa Bay and Hillsborough Bay, with quick access to downtown, the airport, and MacDill Air Force Base.
- **Real Estate & Housing:** Known for historic bungalows, luxury waterfront homes, and modern construction, South Tampa is a highly desirable and premium housing market in the Tampa Bay.
- **Lifestyle & Amenities:** Residents enjoy walkable neighborhoods, upscale dining, shopping at Hyde Park Village, and outdoor recreation along Bayshore Boulevard.

DEMOGRAPHICS

- Population – 117,166
- Median Age – 39.8 years
- Median Income – \$110,400



Welcome to *South Tampa*



Key Neighborhoods

- Hyde Park
- Davis Islands
- Palma Ceia
- Bayshore Beautiful
- Ballast Point

Median Price

Per Sq/Ft

415/sq ft

Zip Code

33606, 33609, 33611,
33616, 33629

Avg. Price

\$680,000

Top Rated

Schools by Niche

- Gorrie Elementary,
- Roosevelt Elementary
- Grady Elementary
- Mabry Elementary
- Wilson Middle
- Plant High School

Get to know Downtown Tampa / Channel District

QUICK FACTS

- Location & Geography: Waterfront district east of downtown Tampa, along the Hillsborough River and Tampa Bay, connecting downtown to Harbour Island.
- Real Estate & Housing: Primarily high-rise condos and luxury apartments; new developments continue to attract professionals seeking an urban lifestyle.
- Lifestyle & Amenities: Walkable district with trendy dining, bars, cultural venues, and entertainment; hosts concerts, festivals, and waterfront events.

DEMOGRAPHICS

- Population - 19,900
- Median Age - 35.2 years
- Median Income - \$88,569



Welcome to Downtown Tampa / Channel District



Key Neighborhoods

- Channel District
- Harbor Island
- Water Street
- Downtown Core / Curtis Hixon Park
- Tampa Heights

Median Price

Per Sq/Ft

412/sq ft

Zip Code

33602

Avg. Price

\$612,500

Top Rated Schools by Niche

- Rampello K-8 Downtown Partnership Magnet School
- Academy Prep Center of Tampa
- Tampa Preparatory School

Get to know West Tampa / Seminole Heights

QUICK FACTS

- **Location & Geography:** Seminole Heights is just north of downtown Tampa, offering a central urban location with quick access to Tampa Riverwalk, downtown, and major highways like I-275.
- **Real Estate & Housing:** Known for charming historic bungalows, craftsman-style homes, and eclectic modern renovations, Seminole Heights has become a trendy, up-and-coming neighborhood with growing property values.
- **Lifestyle & Amenities:** Residents enjoy local breweries, vintage shops, parks, and popular dining spots along N. Florida Avenue and nearby urban green spaces, creating a walkable and vibrant community.

DEMOGRAPHICS

- Population - 26,564
- Median Age - 39 years
- Median Income - \$81,047



Welcome to Seminole Heights / West Tampa



Key Neighborhoods

- West River
- North Hyde Park
- Tampa Catholic / Columbus Drive corridor
- MacFarlane Park
- Old Seminole Heights
- Hampton Terrace
- South Seminole Heights
- Southeast Seminole Heights

Median Price Per Sq/Ft

398/sq ft

Zip Code

33607, 33603,
33604

Avg. Price

\$303,000

Top Rated Schools by Niche

- MacFarlane Park Elementary Magnet School
- Roland Park K-8 Magnet School

Get to know North Tampa

QUICK FACTS

- **Location & Geography:** North Tampa stretches from the Hillsborough River up toward Lutz and New Tampa, offering a mix of suburban and urban access with convenient routes to downtown Tampa via I-275 and I-75.
- **Real Estate & Housing:** The area features spacious single-family homes, newer subdivisions, and gated communities, appealing to families seeking more space while staying close to the city.
- **Lifestyle & Amenities:** North Tampa offers parks, shopping, golf courses, and schools, with popular destinations like University Mall and Busch Gardens Tampa Bay nearby for recreation and entertainment.

DEMOGRAPHICS

- Population – 192,546
- Median Age – 36 years
- Median Income – \$65,000



Welcome to North Tampa



Key Neighborhoods

- University Area
- Carrollwood
- Carrollwood Village / Northdale
- Temple Terrace
- Citrus Park
- Lutz
- Cheval / Westchase

Zip Code

33612, 33613, 33617, 33618,
33624, 33625, 33558, 33559

Avg. Price

\$424,900

Top Rated Schools by Niche

- Northwest Elementary School
- Plato Academy Tampa Charter School
- Citrus Park Elementary School
- Brooks-DeBartolo Collegiate High School

Median Price Per Sq/Ft

259 sq ft

Get to know East Tampa / Hillsborough River Corridor

QUICK FACTS

- **Location & Geography:** East Tampa stretches along the Hillsborough River east of downtown Tampa, offering riverfront access and connectivity to major routes like I-4 and I-275.
- **Real Estate & Housing:** The area features a mix of historic neighborhoods, mid-century homes, and newer developments, with affordable options compared to central Tampa, attracting both families and investors.
- **Lifestyle & Amenities:** Residents enjoy riverfront parks, trails, and cultural spots, with easy access to shopping and dining corridors along East Fletcher Avenue and recreational amenities along the Hillsborough River.

DEMOGRAPHICS

- Population – 103,000
- Median Age – 35.3 years
- Median Income – \$50,230



Welcome to East Tampa / Hillsborough River Corridor



Key Neighborhoods

- Core East Tampa / Ybor Fring
- Orient Park / River Area
- Palm River / East Tampa Fringe

Zip Code

33605, 33610, 33619

Avg. Price

\$309,667

Median Price Per Sq/Ft

228 sq ft

Top Rated

Schools by Niche

- Williams Middle Magnet
- Academy Prep Center of Tampa
- Cristo Rey Tampa Salesian High

Get to know New Tampa / North-East Suburbs

QUICK FACTS

- Location & Geography: Northeast of downtown Tampa, stretching toward Lutz and Wesley Chapel, with easy access to I-75 and I-275.
- Real Estate & Housing: Features modern master-planned communities, spacious single-family homes, and family-friendly subdivisions with pools, parks, and golf courses.
- Lifestyle & Amenities: Residents enjoy top-rated schools, shopping centers, parks, and recreation, including Wiregrass Ranch Town Center and Flatwoods Wilderness Park.

DEMOGRAPHICS

- Population - 75,000
- Median Age - 37 years
- Median Income - \$110,000



Welcome to New Tampa / North-East Suburbs



Key Neighborhoods

- Highwood Preserve
- Hunter's Green
- Pebble Creek
- Cypress Creek
- Tampa Palms

Median Price Per Sq/Ft
205 sq ft

Zip Code

33647

Avg. Price

\$505,000

Top Rated Schools by Niche

- Chiles Elementary
- Clark Elementary
- Pride Elementary
- Hunter's Green Elementary
- Tampa Palms Elementary
- Benito Middle School

Get to know Wesley Chapel

QUICK FACTS

- **Location & Geography:** New Tampa is located northeast of downtown Tampa, spanning toward Lutz and Wesley Chapel, with easy access to I-75 and I-275 for commuting.
- **Real Estate & Housing:** Known for modern master-planned communities, spacious single-family homes, and family-friendly subdivisions, New Tampa offers newer construction with amenities like community pools, parks, and golf courses.
- **Lifestyle & Amenities:** Residents enjoy top-rated schools, shopping centers, parks, and recreational facilities, with destinations like Wiregrass Ranch Town Center and Flatwoods Wilderness Park nearby for family and outdoor activities.

DEMOGRAPHICS

- Population – 83,673 people
- Median Age – 38.6 years
- Median Income – \$101,757



Welcome to Wesley Chapel



Key Neighborhoods

- Wiregrass Ranch
- Epperson Ranch
- Seven Oaks
- Meadow Pointe

Median Price Per Sq/Ft

205 sq ft

Zip Codes

33543, 33544, 33545, 33548,
33549

Avg. Price

\$505,000

Top Rated

Schools by Niche

- Chiles Elementary
- Clark Elementary
- Pride Elementary
- Hunter's Green Elementary
- Tampa Palms Elementary
- Benito Middle School



Get to know Riverview

QUICK FACTS

- **Location & Geography:** Riverview is located in southeastern Hillsborough County just south of Tampa along the Alafia River, offering convenient access to major commuter routes like I-75 and the Selmon Expressway.
- **Real Estate & Housing:** Riverview is known for newer construction homes and large master-planned communities, with a mix of townhomes and single-family homes often priced more affordably than nearby Tampa and Brandon.
- **Lifestyle & Amenities:** Residents enjoy suburban living with easy access to shopping at Westfield Brandon Mall and outdoor recreation at Alafia River State Park, plus parks, trails, and family-friendly neighborhoods.

DEMOGRAPHICS

- **Population:** ~115,000–116,000 residents
- **Median Age:** about 35–36 years old (younger than the Florida average of 42)
- **Median Household Income:** about \$95,000–\$100,000 per year

Welcome to Riverview



Key Neighborhoods

- FishHawk Ranch
- Panther Trace
- Bloomingdale South
- Boyette/Lithia area
- Rivercrest
- Central Riverview

Median Price Per Sq/Ft

211 sq ft

Zip Codes

- 33578, 33579, 33572 and 33569

Avg. Price

\$364,000

Top Rated Schools by Niche

- Bell Creek Academy –
- Stowers Elementary School
- Bloomingdale High School
- Bridgeprep Academy of Riverview
- Creekside Charter Academy

Get to know Land O' Lakes

QUICK FACTS

- **Location & Geography:** Land O' Lakes is in northern Pasco County, just north of New Tampa, with convenient access to I-75 and the Suncoast Parkway for commuting to Tampa and the Gulf Coast.
- **Real Estate & Housing:** The area is known for spacious single-family homes, gated communities, and newer master-planned neighborhoods, offering a mix of suburban and semi-rural living with larger lots than most Tampa suburbs.
- **Lifestyle & Amenities:** Residents enjoy parks, trails, golf courses, and family-friendly shopping, with destinations like Land O' Lakes Heritage Park and The Shops at Wiregrass nearby for recreation and everyday conveniences.

DEMOGRAPHICS

- Population - 19,900
- Median Age - 35.2 years
- Median Income - \$88,569



Welcome to Land O' Lakes



Key Neighborhoods

- Alsace
- Asbel Creek & Estates
- Ballantrae
- Bexley
- Collier Place
- Concord Station
- Connerton
- Dupree Lakes

Median Price Per Sq/Ft

205 sq ft

Zip Codes

- 34637, 34638, and 34639

Avg. Price

\$414,000

Top Rated Schools by Niche

- Land O' Lakes High School
- Academy at the Lakes
- Sunlake High School
- Sanders Memorial Elementary School



Michelin Starred Restaurants in Tampa (2025)

- Rocca (Italian): Known for hand-pulled mozzarella and fresh pasta by Chef Bryce Bonsack.
- Koya (Japanese/Omakase): A small, intimate spot offering an exclusive, high-end tasting menu.
- Lilac (Contemporary/Mediterranean): Located in the Tampa EDITION hotel, focusing on locally sourced ingredients.
- Kōsen (Japanese/Omakase): A high-end, chef-driven sushi experience.
- Ebbe (Scandinavian): Offers a refined, intimate tasting menu with Swedish influence by Chef Ebbe Vollmer.



Michelin Recommended and Bib Gourmand

- Big Ray's Fish Camp (Recommended): A popular, casual shack known for grouper sandwiches and smoked fish dip.
- Cousin Vinny's Sandwich Co.(Recommended): Italian-American deli specializing in sandwiches and chicken parmesan.
- Mad Dogs & Englishmen (Recommended): A British pub offering traditional, hearty comfort food.
- Fisk (Recommended):: A new, high-end seafood experience by Chef Ebbe Vollmer.
- Streetlight Tacos (Bib Gourmand): Renowned for fresh-ground masa and creative tacos.
- Rooster & The Till (Bib Gourmand): A Seminole Heights favorite for adventurous, locally sourced dishes.
- Bern's Steak House (Recommended): The famous, historic, and iconic Tampa destination.
- Predalina (Recommended): High-end seafood on Water Street.
- The Pearl (Recommended): An oyster room and kitchen downtown.
- Olivia (Recommended): Known for handmade pasta in South Tampa.
- Ponte (Recommended): Modern American cuisine in Midtown

Things to do in Tampa

OUTDOORS

- Walk the Tampa Riverwalk
- Kayaking and Canoeing: Paddle through Hillsborough River State Park
- Visit the Sunken Gardens
- Beach Day at Clearwater
- Visit Busch Gardens
- Zip Lining over Florida Wildlife at Empower Adventure
- Explore Ybor City
- Outdoor dining at Armature Works

INDOORS

- Florida Aquarium
- MOSI (Museum of Science & Industry)
- Tampa Theatre
- Tampa Bay History Center
- International Plaza and Bay Street
- Glazer Children's Museum



Recurring Events

Major Annual Events in Tampa

- Gasparilla Season (Jan-Mar): Features the Ashley Children's Gasparilla, Gasparilla Invasion, and the Gasparilla Parade of Pirates.
- Gasparilla Arts & Music: Includes the Gasparilla Festival of the Arts (March) and the Gasparilla Music Festival.
- Busch Gardens Food & Wine Festival (Spring): Live music and food pairings.
- River O'Green Fest (March): The Hillsborough River is dyed green for St. Patrick's Day.
- Eggsploration (Spring): An annual, large-scale egg hunt.
- Boom by the Bay (July): Independence Day fireworks celebration.
- Tampa Pig Jig (Fall): Popular BBQ and concert event.
- Winter Village at Curtis Hixon Park (Nov-Dec): Ice skating and holiday festivities downtown.

Recurring Weekly/Monthly Events

- Fitness in the Park: Regular free fitness classes at Curtis Hixon Waterfront Park.
- Mayor's Food Truck Fiesta: Monthly food event at Lykes Gaslight Square Park.
- Sunsets at Pier 60: Daily sunset celebration in nearby Clearwater.





Your Resource for All Things Tampa

If you ever have questions or are looking for a local recommendation, I'm here for you! Don't hesitate to reach out or send me a message!

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Email: Jeremy@StillWaterProperties.com



For the skinny on Tampa, follow me on IG!

Follow me on Instagram for the latest real estate news, local intel, restaurant reviews, favorite spots, upcoming events, and more!

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