

TAMPA RELOCATION GUIDE

THE LEWKOWICZ GROUP



Everything you need to know
before moving to the Tampa area.
Your comprehensive guide to
Sunshine City living.

EMERI LEWKOWICZ

TAMPA, FL REALTOR



Tampa Relocation Guide

EVERYTHING YOU NEED TO KNOW BEFORE MOVING

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Tampa

Relocation Guide

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Emeri Lewkowicz

YOUR LOCAL REALTOR®

Serving the Tampa and the
Surrounding Area for the last xx years

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hey there, NICE TO MEET YOU!

SO YOU'RE THINKING OF BUYING YOUR
FIRST HOME?

Hello! I'm Emeri, your Tampa real estate guide and trusted local expert. With 12 years of helping families and individuals find their place in the Sunshine City, I bring heart, experience, and deep knowledge of the Tampa market to every client I partner with.

Whether you're stepping into homeownership for the first time, searching for more room to grow, or simplifying your lifestyle, I bring personalized guidance, local insight, and genuine care to every step of your journey.

With a deep love for Tampa's neighborhoods, coastlines, and community spirit, I'm here to make your transition smooth, joyful, and deeply rewarding.

Let's discover the perfect place for your next chapter — together.





Welcome to Tampa

BAY CITY LIVING, FLORIDA DREAMING

Tampa, Florida's thriving Gulf Coast gem, is known for its sunshine, waterfront charm, and dynamic cultural scene.

This vibrant city combines a rich history with forward-looking growth. From the historic charm of Ybor City to the sleek modernity of Water Street and the bustling Tampa Riverwalk, Tampa offers something for everyone. Its proximity to award-winning beaches, like Clearwater and St. Pete, adds to the region's irresistible lifestyle.

Beyond the scenic beauty, Tampa boasts a strong economy with expanding opportunities in healthcare, finance, technology, and logistics. The cost of living remains reasonable compared to other major metro areas, attracting professionals, families, and retirees alike. Neighborhoods such as Hyde Park and Seminole Heights offer walkable streets, trendy restaurants, and unique boutiques, while cultural institutions like the Tampa Museum of Art and Straz Center keep the arts thriving.

With warm weather year-round, a welcoming community vibe, and no state income tax, Tampa continues to rank among the most desirable places to live in the U.S.

Tampa's Housing Market

HOME PRICES, RENTAL RATES, AND NEIGHBORHOOD CHOICES



MEDIAN HOME SALE PRICE:

\$375,000 as of early 2024

Higher-Priced Areas:

- Green Hills: \$850,000
- Belle Meade: \$1.2 million
- Downtown Nashville: \$625,000

More Affordable Areas:

- Antioch: \$280,000
- Madison: \$315,000
- Hermitage: \$335,000

***Note that these median figures can vary widely based on factors such as square footage, lot size, amenities, age, and renovations.

RENTAL RATES

For renters, a general range for a one-bedroom apartment is \$1,200-\$2,000+ per month, with two-bedrooms typically \$1,600-\$2,400+. But rental pricing can fluctuate based on unit size, age, amenities, and area.

One-Bedroom Apartments:

- The Gulch: \$2,100 - \$2,800
- East Nashville: \$1,700 - \$2,400
- Madison: \$1,300 - \$1,800

Two-Bedroom Apartments:

- Germantown: \$2,500 - \$3,500
- Green Hills: \$2,200 - \$3,000
- Antioch: \$1,500 - \$2,000

Real Estate Market at a Glance

IMPORTANT NUMBERS TO BE AWARE OF



527

TOTAL INVENTORY



120

NEW LISTINGS



175

SOLD LISTINGS



3

AVG. DAYS ON MARKET



\$220

AVG. PRICE PER SQFT



\$540,000

MEDIAN SALE PRICE



99.7%

LIST TO SALES PRICE RATIO



Popular Residential Areas

THERE ARE SO MANY GREAT AREAS TO LIVE

- **SOUTH TAMPA**
2-6 miles south of downtown, average home \$550K, population 45,000.
- **DOWNTOWN/CHANNELSIDE/WATER STREET**
0-1 miles from downtown (central), average home \$400K, population 13,000.
- **CARROLLWOOD**
11 miles northwest of downtown, average home \$400K, population 35,000.
- **LUTZ**
15-20 miles north of downtown, average home \$400K, population 25,000.
- **ODESSA**
20 miles northwest of downtown, average home \$500K, population 9,000.

I would love the opportunity to help guide you through the housing market, help you find the perfect neighborhoods and homes for your lifestyle, and represent your best interests in every step of the process.



Employment Opportunities

MAJOR INDUSTRIES AND TOP EMPLOYERS

01.

HEALTHCARE:

BayCare Health System, Tampa General Hospital,
HCA Florida South Tampa Hospital

02.

TECHNOLOGY/INNOVATION:

ReliaQuest, ConnectWise, KnowBe4

03.

FINANCE/BANKING:

Raymond James, JPMorgan Chase, Bank of America

04.

HIGHER EDUCATION:

University of South Florida, Hillsborough Community College

05.

TOURISM:

Busch Gardens Tampa Bay, Seminole Hard Rock Hotel &
Casino, Visit Tampa Bay

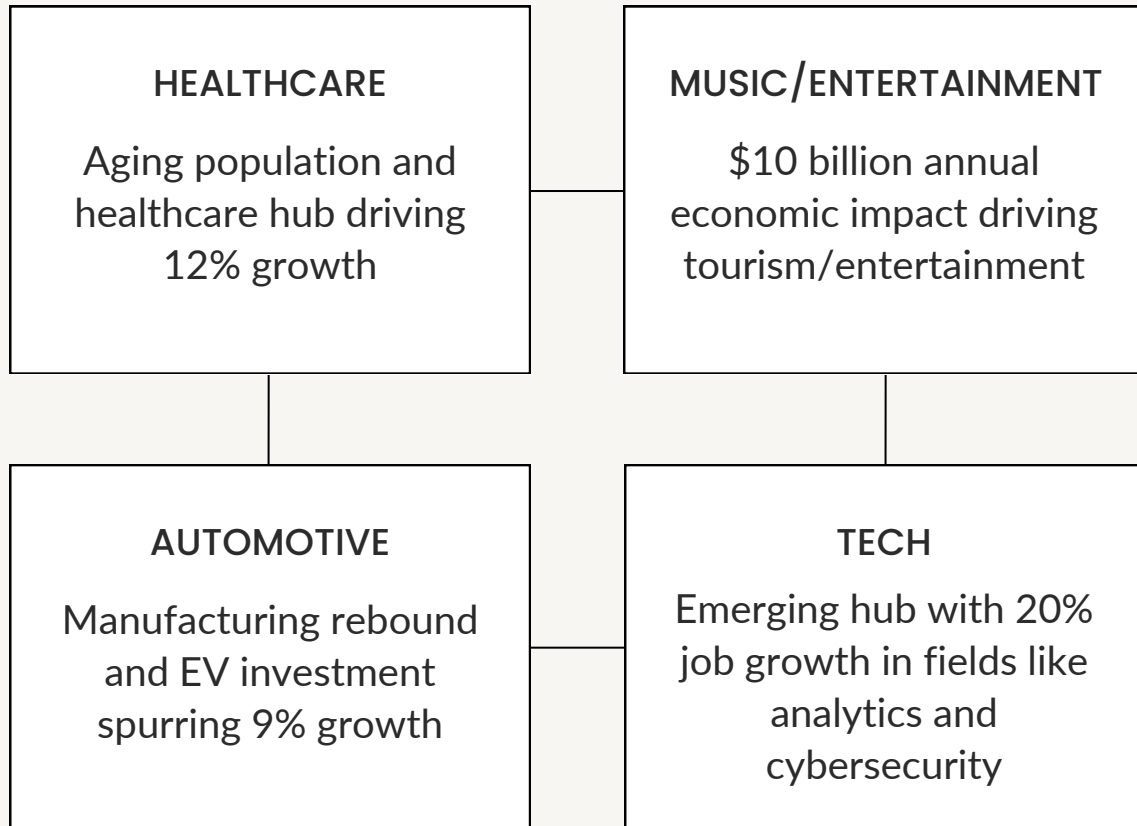
06.

DEFENCE/AERO SPACE:

MacDill Air Force Base, CAE USA, L3Harris Technologies

Job Market Outlook and Growth Areas

THRIVING JOB MARKET AND KEY GROWTH SECTORS



RESOURCES FOR JOB SEEKERS

Tennessee Department of Labor - Job search, training, unemployment services

Nashville Area Chamber of Commerce - Local job listings and career resources

American Job Centers - assist job seekers in exploring career options, finding training, searching for jobs

Nashville Professional Networking Groups - In-person/virtual networking events



Tampa Cost of Living

AFFORDABLE COST OF LIVING: WHAT TO EXPECT

Overall, Tampa residents can expect living costs slightly below the national average, with no state income tax and a lower overall tax burden. Costs will vary based on household size and lifestyle.

BREAKDOWN OF TYPICAL EXPENSES



HOUSING

Median home prices are around \$420,000, and the average rent for a 1-bedroom apartment is \$1,600/month in central areas.



UTILITIES

Expect to pay around \$160/month for electricity, \$70 for water/sewer, and \$50 for gas on average.



GROCERIES

A family of 4 can expect to pay \$800-\$1,000 per month.



TRANSPORTATION

Gas averages \$3.45/gallon. Annual vehicle expenses (insurance, fuel, maintenance) total around \$4,800/year on average.



HEALTHCARE

Doctor visits typically cost \$130 without insurance. Employer-sponsored family health insurance averages \$1,550/month.

A vertical photograph on the left side of the page shows a student with long dark hair, wearing a backpack and carrying a bag, walking away from the camera on a paved path towards a large school building. The building has a large window and a sign that reads '1018 ORIGINS BBIA'. The sky is blue with white clouds.

Education in Tampa

TAMPA'S RICH EDUCATIONAL LANDSCAPE

OVERVIEW OF PUBLIC SCHOOL SYSTEM:

Hillsborough County Public Schools (HCPS) is the 7th largest school district in the United States and the 3rd largest in Florida. It operates over 240 schools and serves more than 200,000 students. The district is known for its emphasis on academic excellence, magnet programs, career and technical education, and robust support for students and teachers.

HIGHLIGHTS OF TOP-RATED SCHOOLS:

- Plant High School (consistently ranked among the top high schools in Florida)
- Williams Middle Magnet (IB World School with high academic performance)
- MacFarlane Park Elementary Magnet (International Baccalaureate Primary Years Programme)
- Coleman Middle School (top-rated middle school with strong academics and student engagement)
- Hillsborough High School (one of the oldest high schools in the U.S. with an IB program)

HIGHER EDUCATION:

- University of South Florida (USF)
- University of Tampa
- Hillsborough Community College
- Eckerd College
- Rollins College

PRE-K SCHOOLS

- The Gardner School of Midtown
- Primrose School
- Southern Stars Montessori
- The Gardner School of Nashville
- West Nashville Preschool

ELEMENTARY SCHOOLS

- Eakin Elementary School
- Crieve Hall Elementary School
- Glendale Elementary School
- Gower Elementary School
- Lockeland Elementary School

MIDDLE SCHOOLS

- Rose Park Middle School
- H G Hill Middle School
- J.T. Moore Middle School
- Creswell Middle Prep School
- Moses McKissack Middle School

HIGH SCHOOLS:

- Hume-Fogg Academic
- McGavock High School
- Glenclyff High School
- Maplewood High School
- Ensworth Frist Campus





School Zoning & Districts

FINDING THE RIGHT FIT FOR YOUR FAMILY

The Metropolitan Nashville Public Schools (MNPS) district is divided into several geographic zones, each with its own grouping of zoned elementary, middle and high schools that students are assigned to based on their home address.

THE ZONES INCLUDE:

- East Zone (Stratford, Overton cluster)
- North Zone (Hunters Lane, Maplewood cluster)
- South Zone (Cane Ridge, Glenclyff cluster)
- West Zone (Hillwood, Whites Creek cluster)
- Charter School Zone (Non-geographical, open enrollment)

I can provide detailed information on specific zoned schools and districts for any home you're considering. I can also explain processes like permit admissions and school choice applications. So if you would like more information on the school zones & districts, please reach out!

Healthcare in Tampa

Tampa is a growing healthcare destination with top-ranked hospitals, innovative medical research, and a broad network of specialists to meet your health needs during your relocation.

MAJOR HOSPITALS AND HEALTHCARE FACILITIES:

- Tampa General Hospital
- AdventHealth Tampa
- BayCare Health System
- Moffitt Cancer Center
- James A. Haley Veterans' Hospital

HEALTH INSURANCE OPTIONS AND COSTS

Most large Tampa-area employers offer company-sponsored health insurance plans. According to 2023 data:

- The average individual premium is \$475/month
- The average family premium is \$1,625/month

Tampa's robust medical community ensures access to high-quality care, from routine checkups to advanced specialty treatment, offering peace of mind for residents and newcomers alike.





Entertainment and Lifestyle

ENTERTAINMENT, DINING, AND NIGHTLIFE FUN

RESTAURANTS:

- Ulele
- Bern's Steak House
- Oxford Exchange
- Rocca
- Columbia Restaurant

NIGHTLIFE:

- EDGE Rooftop Cocktail Lounge
- The Castle
- CW's Gin Joint
- Franklin Manor
- Beacon Rooftop Bar

ENTERTAINMENT:

- Tampa Theatre
- Straz Center for the Performing Arts
- Amalie Arena
- Florida Aquarium
- Glazer Children's Museum

PARKS:

- Curtis Hixon Waterfront Park
- Julian B. Lane Riverfront Park
- Bayshore Boulevard
- Lettuce Lake Park
- Al Lopez Park

OUTDOOR ACTIVITIES:

- Hillsborough River State Park
- Tampa Riverwalk
- Caladesi Island State Park
- Alafia River State Park
- Empower Adventures Tampa Bay

FAMILY-FRIENDLY ACTIVITIES:

- Busch Gardens Tampa Bay
- Museum of Science & Industry (MOSI)
- Tampa Bay History Center
- Tampa's Farmers Market
- ZooTampa at Lowry Park

VENUES:

- MidFlorida Credit Union Amphitheatre
- The Orpheum
- Straz Center for the Performing Arts
- Tampa Theatre
- Amalie Arena

SPORTS:

- Tampa Bay Buccaneers (NFL)
- Tampa Bay Lightning (NHL)
- Tampa Bay Rays (MLB)
- Tampa Bay Rowdies (USL Soccer)
- USF Bulls (College Sports)





Annual Festivals & Events

THRIVING JOB MARKET AND KEY GROWTH SECTORS




RELIAQUEST BOWL


 January 1 (New Year's Day)

 College football bowl game held at Raymond James Stadium.



GASPARILLA PIRATE FESTIVAL


 Late January (typically last Saturday)

 A massive pirate-themed parade and celebration.




GASPARILLA DISTANCE CLASSIC

 Late February

 A popular running event with various race distances.




FLORIDA STATE FAIR


 Early to Mid-February (usually starts the first or second Thursday)

 Large fair with rides, food, and exhibits.




GASPARILLA MUSIC FESTIVAL


 Early March

 A music and food festival featuring local and national acts.




STRAWBERRY FESTIVAL


 Late February – Early March

 Celebrates Florida's strawberry harvest with concerts, food, and rides.



BUSCH GARDENS FOOD & WINE FESTIVAL


 March – May (weekends)

 Culinary event with live music inside Busch Gardens Tampa Bay.




BERN'S WINE FEST


 Mid to Late April

 Luxury food & wine events hosted by Bern's Steak House.




TAMPA RIVERFEST


 Early May

 Family-friendly waterfront event celebrating Tampa's Riverwalk.



SUNSET MUSIC FESTIVAL

 Late May (Memorial Day Weekend)

 EDM festival held at Raymond James Stadium.

Annual Festivals & Events

THRIVING JOB MARKET AND KEY GROWTH SECTORS



Gasparilla Pirate Festival	●	January 25
February 6-17	●	Florida State Fair
Gasparilla Music Festival	●	February 14-16
February 22-23	●	Gasparilla Distance Classic
Florida Strawberry Festival	●	February 27 – March 9
Fridays-Sundays, March 7 – May 18	●	Busch Gardens Food & Wine Festival
Tampa Bay Blues Festival	●	April 11-13
April 21-27	●	Bern's Winefest
Tampa Riverfest	●	May 2-3
August 1-3	●	Tampa Bay Comic Con



Relocation Tips

MAKE YOUR TRANSITION SMOOTH AND STRESS-FREE

Moving to a new city like Nashville can be overwhelming, but with the right preparation and resources, your transition can be smooth and stress-free. Here are some tips to help:

MOVING COMPANIES AND SERVICES:

- All My Sons Moving
- Alliance Movers Long Distance
- College Hunks Hauling Junk & Moving Nashville
- Master Movers LLC
- Moving Solutions

SETTING UP UTILITIES AND SERVICES:

- Electric: Nashville Electric Service
- Gas: Piedmont Natural Gas
- Water: Metro Nashville Water Services
- Internet/Cable/Phone: Spectrum, Verizon Fios, Google Fiber

OTHER ESSENTIAL SERVICES TO SETUP:

- U.S. Postal Service - Fill out a change of address
- Driver's License and Vehicle Registration
- Banking - Establish accounts with local branches/credit unions

The Moving Timeline

MAKE YOUR TRANSITION SMOOTH AND STRESS-FREE



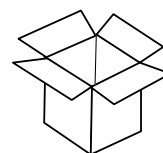
2 Months Out

Purge before packing, schedule the moving truck, finalize your moving date, and reserve a storage unit if needed



1 Month Out

Purchase moving supplies, contact services to cancel or transfer, start packing seldom-used items, and host a moving sale.



2 Weeks Out

Submit a postal change of address, ensure all repairs are completed, gather financial and legal documents, and keep packing.



After the Move

Unpack, organize, take inventory to ensure nothing is missing, confirm your new address with all services, and enjoy your new home!



Moving Day

Ensure movers know of any special instructions, complete a final clean and walk-through to ensure nothing is left behind, and enjoy your move!



1-7 Days Out

Continue packing, confirm the movers, prepare an essentials box, pack outdoor furniture, and ready suitcases for the first few days.



Vendor Recommendations

TITLE COMPANY

COMPANY NAME
914-552-0000
www.website.com
name@email.com

HOME WARRANTY

COMPANY NAME
914-552-0000
www.website.com
name@email.com

CONTRACTOR

COMPANY NAME
914-552-0000
www.website.com
name@email.com

ELECTRICIAN

COMPANY NAME
914-552-0000
www.website.com
name@email.com

MOVING COMPANY

COMPANY NAME
914-552-0000
www.website.com
name@email.com

FLOORING

COMPANY NAME
914-552-0000
www.website.com
name@email.com

PLUMBER

COMPANY NAME
914-552-0000
www.website.com
name@email.com

PEST CONTROL

COMPANY NAME
914-552-0000
www.website.com
name@email.com

LANDSCAPING

COMPANY NAME
914-552-0000
www.website.com
name@email.com

APPLIANCE REPAIR

COMPANY NAME
914-552-0000
www.website.com
name@email.com

CARPET CLEANING

COMPANY NAME
914-552-0000
www.website.com
name@email.com

WINDOWS

COMPANY NAME
914-552-0000
www.website.com
name@email.com

CARPET CLEANING

COMPANY NAME
914-552-0000
www.website.com
name@email.com

HOME INSPECTOR

COMPANY NAME
914-552-0000
www.website.com
name@email.com

INSURANCE

COMPANY NAME
914-552-0000
www.website.com
name@email.com

Thank you!

I hope this guide has equipped you with valuable insights for your Tampa relocation. As a seasoned expert with [X] years of experience in Sunshine City, I'm here to guide you every step of the way.

Reach out at (813) 215-6374, and follow me on social media @thelewkowiczgroup and YouTube @TheLewkowiczGroup for ongoing Tampa tips and updates. Let's turn your dream of living in Tampa into reality with the best local resources at your disposal. Ready to begin your Sunshine City journey? Let's dive in!

Emeri Lewkowicz

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THANK YOU!

I hope this guide has equipped you with valuable insights for your Tampa relocation. As a seasoned expert with [X] years of experience in Sunshine City, I'm here to guide you every step of the way.

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let's connect

Scan the QR code to stay
in the know about local
happenings, hot new
listings, fun things to do,
and so much more.





I hope this guide has given you valuable insights for your Tampa move. As a seasoned real estate expert with [X] years in Sunshine City, I'm here to guide your relocation journey.

For buying, renting, or just learning more about our vibrant city, contact me at (813) 215 6374. Follow my social media @thelewkowiczgroup and YouTube @TheLewkowiczGroup for ongoing Tampa tips and updates.

Tampa offers endless opportunities, and I'm excited to help you make it home.

From finding your ideal neighborhood to connecting you with local resources, I'm here to ensure a smooth transition. Ready to start your Tampa adventure? Let's make it happen!


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YOUR HOME MATTERS

Thank you for considering me as your guide for your Tampa relocation. I look forward to working with you to help you achieve all of your goals in making Sunshine City your new home.



Emeri Lewkowicz

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THE
LEWKOWICZ
GROUP

TAMPA, FLORIDA



BEFORE YOU START

HELPFUL SOURCE FOR EDITING & RESEARCH

We've provided sample content for each section, however, you'll need to tailor the information to accurately reflect your specific city. Use the existing copy as a framework, then personalize the details to showcase your local expertise and create a truly valuable resource for your relocating clients.

FAST EDITING TIPS

To quickly find every time we mentioned Nashville in the document (instead of having to manually change it) **press COMMAND+F on MAC or Ctrl+F on Windows PC, Search Nashville and then replace it with your city.** You can do this for your name too, Search "Bentley McKay" Replace with Your Name

COST OF LIVING SITES:

- Numbeo
- Sperling's Best Places
- Bankrate
- SmartAsset
- Expatistan

RESEARCHING SCHOOLS:

- Education.com
- US News & World Report Education
- Collegeboard.org
- GreatSchools.org
- Niche.com

TOP RATED RESTAURANTS:

- Yelp.com
- OpenTable.com
- TripAdvisor.com

LOCAL HOSPITALS & HEALTHCARE

- Heathgrades.com
- US News & World Report - Best Hospitals
- WebMD - Hospital Directory
- Medicare.gov

For vendors and photos, consider networking locally. Contact businesses for permission to feature them and reach out to photographers for image rights (offer credit where due). This guide is a valuable resource for out-of-state buyers. Feel free to ask any questions.