



## Tampa, FL Market Overview

Tampa is located on the west coast of Florida and is known for its laid-back beach lifestyle. Tampa’s economy is founded on a diverse base that includes tourism, agriculture, construction, finance, health care, technology, and the Port of Tampa which is the largest port in the state of Florida. Tampa is the seat of Hillsborough County and is the third most populated city in Florida with a population of 384,959.

The United States purchased Tampa from Spain in 1821 and began building forts and trading posts. Tampa functioned as a military center during the 19<sup>th</sup> century with the establishment of Fort Brooke and in 1883 the South Florida Railroad reached Tampa and the cigar industry soon became the backbone of Florida’s economy. The population of Tampa grew during the 1940’s when the military-built airfields in the area, making Tampa a military hub during World War II. The following decades saw record setting population growth due to military families settling and growing in the city.

Today, Tampa’s economy is driven by tourism, health care, finance, insurance, technology, construction and the maritime industry. The most sought after areas to live in Tampa include Downtown, Tampa Heights, Seminole Heights and Hyde Park.

### Market at a Glance:

Considerations	Findings	Comments
Housing availability	Moderate	
Typical Lease Length	12 months	
Typical Security Deposit	1 month	Depends on rental or credit history
Early Termination Clauses	Available	Lease specific and always includes a penalty
Negotiation of Lease Terms	Moderate	More likely with private landlords than apartments

### Unfurnished Apartments:

Studio	1 Bedroom	2 Bedrooms	3 Bedrooms
\$1,800-\$2,200	\$2,000-\$2,400	\$2,600-\$3,000	\$2,800-\$3,200

### Houses:

2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom
\$2,100-\$2,500	\$2,500-\$3,000	\$2,600-\$3,300	\$3,100-\$4,000

