

PROSPECTUS SUPPLEMENT DATED NOVEMBER 4, 2003

To

Prospectus dated July 27, 1998

5,900,478 SHARES

REGENCY CENTERS CORPORATION
(formerly Regency Realty Corporation)

COMMON STOCK

This prospectus supplement supplements the prospectus dated July 27, 1998 of Regency Realty Corporation relating to 5,900,478 shares of common stock, \$.01 par value per share, of the Company. This prospectus supplement should be read in conjunction with the prospectus, and is qualified by reference to the prospectus except to the extent that the information presented herein supercedes the information contained in the prospectus. The term "Selling Stockholders" as used in the prospectus shall be deemed to include the selling stockholders identified in the table below.

The table appearing on pages 9-14 in the prospectus under the caption "Selling Stockholders" is supplemented and amended to include the following:

Name of Selling Stockholder -----	Number of Shares Beneficially Owned Prior to the Offering -----
The College Foundation of the University of Virginia 1	2,600

1 RHL Investment Company, Inc., named as a selling stockholder in the prospectus, transferred 2,600 original limited partnership units to The College Foundation of the University of Virginia.