

June 23, 2023

Lisa Palmer
President and Chief Executive Officer
Regency Centers Corporation
One Independent Drive, Suite 114
Jacksonville, FL 32202

Corporation
Statement on Form S-4

Re: Regency Centers

Registration

Filed June 16, 2023
File No. 333-272735

Dear Lisa Palmer:

This is to advise you that we have not reviewed and will not review your registration statement.

Please refer to Rules 460 and 461 regarding requests for acceleration. We remind you that the company and its management are responsible for the accuracy and adequacy of their disclosures, notwithstanding any review, comments, action or absence of action by the staff.

Paulemon at 202-551-8714 with any questions.

Please contact Pearlyne

Sincerely,

Division of Corporation Finance

Office of Real Estate & Construction

cc:

Adam O. Emmerich