

**Regency Centers Corporation**  
One Independent Drive, Suite 114  
Jacksonville, Florida 32202  
(904) 598-7000

January 17, 2017

VIA EDGAR

Sandra B. Hunter  
Office of Real Estate and Commodities  
Division of Corporate Finance  
United States Securities and Exchange Commission  
100 F Street, N.E.  
Washington, D.C. 20549

**Re: Regency Centers Corporation**  
**Registration Statement on Form S-4**  
**Filed December 22, 2016**  
**File No. 333-215241**

Dear Ms. Hunter,

Reference is made to the Registration Statement on Form S-4 (File No. 333-215241) (the "Registration Statement") filed by Regency Centers Corporation (the "Company") with the U.S. Securities and Exchange Commission on December 22, 2016, as amended on January 17, 2017.

The Company hereby requests the Registration Statement be made effective at 5:00 p.m. Eastern time, on January 19, 2017, or as soon as possible thereafter, in accordance with Rule 461 of the General Rules and Regulations promulgated under the U.S. Securities Act of 1933, as amended.

If the Staff has any questions or comments concerning this letter, or if you require any additional information, please feel free to contact Adam O. Emmerich at (212) 403-1234 or by email at AOEmmerich@wlrk.com.

Sincerely,

/s/ Barbara C. Johnston

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Barbara C. Johnston  
Senior Vice President, General Counsel

cc: *Wachtell, Lipton, Rosen & Katz*  
Adam O. Emmerich  
Robin Panovka  
Edward J. Lee